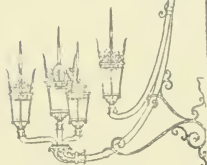


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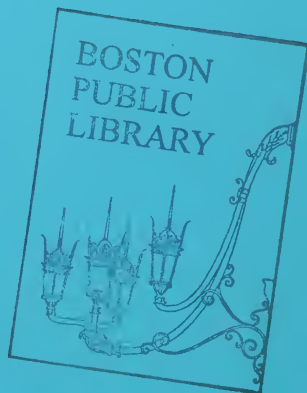




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# Harborpark

PLANNING REFERENCE MATERIAL



Economic Data

CITY OF BOSTON □ RAYMOND L. FLYNN □ MAYOR

BOSTON REDEVELOPMENT AUTHORITY □ STEPHEN COYLE □ DIRECTOR

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## INTRODUCTION

Socio-economic information useful for Harborpark planning is presented in this volume on "Economic Data". This includes information for Harborpark and its neighborhoods, in the perspective of that for the City of Boston as a whole.

Boston's population 1790 to 1980 with projections to 2010 portrays the pattern of growth of the City to 1930, the halt in growth 1930-1950, the ebbing of population size since, and the projected stabilization.

Information on Harborpark neighborhood population, housing and labor force, as of 1980, is presented, together with relevant maps.

Business establishments and employees in Harborpark, as of 1981, are detailed at the 2-digit standard industrial classification level.

Employment in the City as a whole, 1976-83, with projections to 1990, and similar information for Central Boston and Downtown office employment provide a context for information on Harborpark employment.

The broader context of Boston's projected employment in relation to that of the state and the nation is also presented.

The incidence of City tax foreclosure and tax delinquency in Harborpark are noted in excerpts from a special report.

Projections of housing requirements in Boston are relevant to the potential role of Harborpark.

Background information on public infrastructure expenditures in Boston, 1978-83, is provided.

A summary and listing of private development investment projects in Harbor neighborhoods, 1975-83 actual, 1984-87 scheduled, and 1988 and beyond projected, are presented.



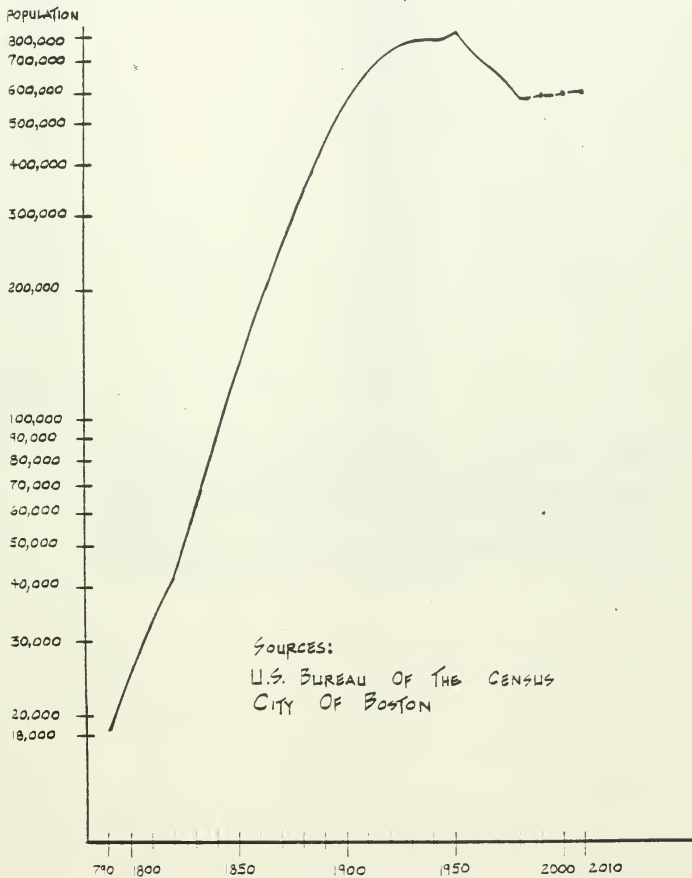


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## BOSTON POPULATION 1790 TO 1980, WITH PROJECTIONS TO 2010





## BOSTON POPULATION 1790 to 1980, WITH PROJECTIONS TO 2010

<u>Year</u>	<u>Population</u>
1790	18,320
1800	24,937
1810	33,787
1820	43,298
1830	61,392
1840	93,383
1850	136,881
1860	177,840
1870	250,526
1880	362,839
1890	448,477
1900	560,892
1910	670,585
1920	748,060
1930	781,188
1940	770,816
1950	801,444
1960	697,197
1970	641,071
1980	562,994
1990	575,000
2000	585,000
2010	594,157

Source: U.S. Bureau of the Census, 1970 Census of Population: Number of Inhabitants, U.S. Summary, Table 28.

U.S. Bureau of the Census, 1980 Census of Population: Final Population and Housing Unit Counts, Massachusetts, (March 1981).

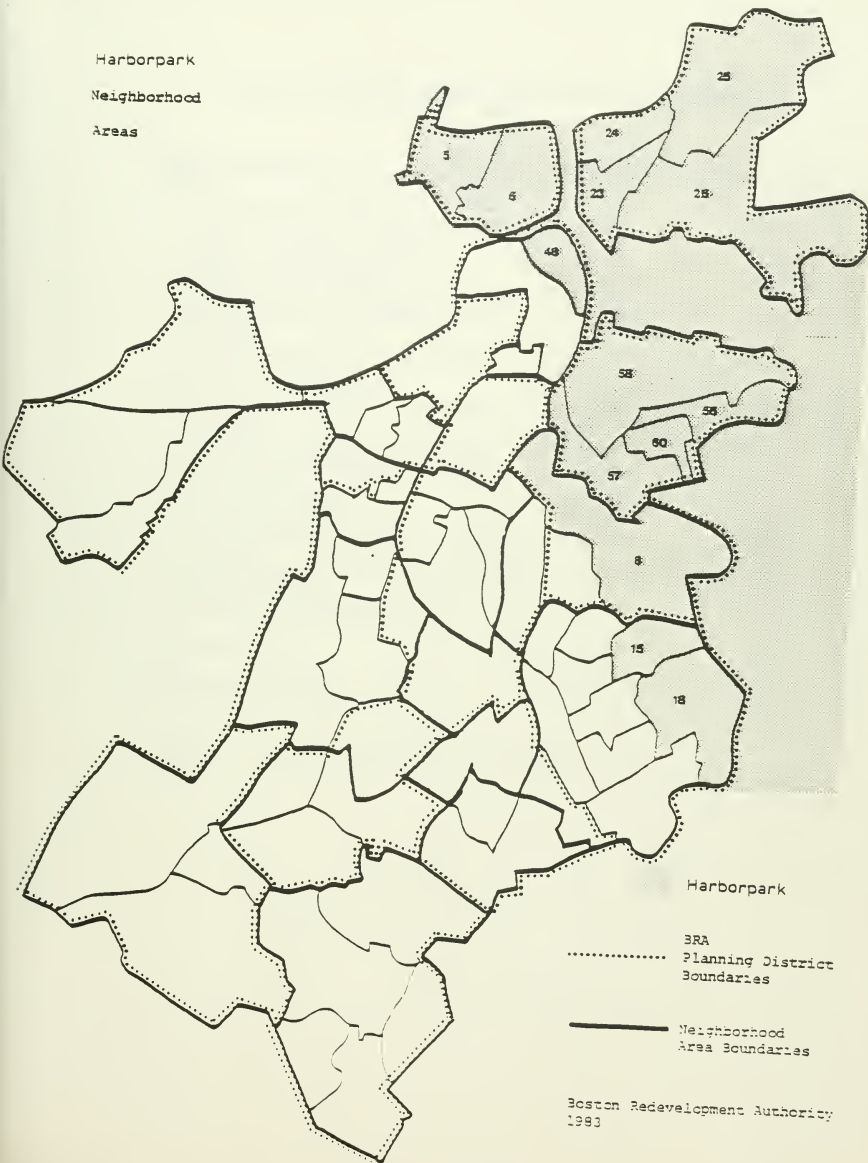
Boston Redevelopment Authority, City of Boston Population Projections, A Summary, February 1982.



Harborpark

Neighborhood

Areas







POPULATION AND HOUSING UNITS FOR HARBORPARK NEIGHBORHOODS  
1980

<u>Neighborhood Areas</u>	<u>Population</u>	<u>Housing Units</u>
(5) Charlestown/Medford St., The Neck	3,770	1,607
(6) Charlestown/Thompson Sq., Bunker Hill, Town Hill, Monument	9,594	4,515
(8) North Dorchester/Columbia Pt., Savin Hill, Columbia	12,680	6,096
(15) South Dorchester/Fields Corner East	2,111	927
(18) South Dorchester/Neponset, Port Norfolk	8,317	2,946
(23) East Boston/Central & Maverick Squares, Paris St.	7,811	3,922
(24) East Boston/Eagle Hill	9,305	4,085
(25) East Boston/Harbor View, Orient Heights	9,755	3,994
(26) East Boston/Jeffries Pt., Airport	5,307	2,562
(32) Boston Harbor Islands/Crews of Vessels	1,748	1
(48) North End/Waterfront	10,859	6,168
(56) South Boston/City Point	8,658	3,827
(57) South Boston/Columbus Park, Andrew Square	6,736	3,222
(58) South Boston/D Street, West Broadway, Northern Section	6,319	3,307
(60) South Boston/Telegraph Hill	8,683	3,702
Total Harborpark	111,653	50,881
Total City of Boston	562,994	241,444
Harborpark as a Percent of Boston	19.8%	21.1%

Source: U.S. Census of Population and Housing, 1980.



POPULATION, HOUSING AND LABOR FORCE IN  
BOSTON HARBOR NEIGHBORHOODS

	City of Boston	Harborpark Neighborhoods	Charlestown	East Boston	South Boston	Waterfront	Columbia	Fields Corner E.	Neponset
						(48)	(8)	(15)	(18)
Population (1980)	562,994	111,653 <sup>a</sup>	13,364	32,178	30,396	10,859	12,680	2,111	8,317
Percent Change 1970-1980	-12.2	-17.5	-13.0	-17.2	-21.0	7.2	NA	-31.9	-12.5
Number of Housing Units (1980)	241,304	50,881	6,122	14,563	14,058	6,168	6,096	927	2,946
Percent Change 1970-1980	3.8	NA	19.6	6.2	-1.4	30.5	NA	-20.8	0.5
Labor Force (1980)	272,794	52,826	6,462	14,547	12,843	7,159	5,878	913	4,024
Percent Change 1970-1980	-2.1	NA	6.2	-11.0	-15.5	NA	NA	NA	NA
Unemployed (Number)	16,747	3,575	497	1,070	860	476	311	90	271
Unemployment Rate (%) (1980)	6.1	6.8	7.7	7.4	6.7	7.3	5.3	9.9	6.7
Educational Attainment (1980)									
Persons 25 Years and Over									
Percent Less than High School	16.6	21.7	14.9	27.9	20.4	24.9	20.3	15.6	13.1
Percent One or More Years of College	33.3	19.5	25.0	11.6	15.9	39.2	20.0	16.1	22.5
Occupations									
(1980)									
Percent Professional, Managerial, Technical	30.2	20.2	24.7	15.2	15.9	37.9	17.9	17.3	20.7
Percent Crafts & Operatives (1970)	17.4	23.0	18.6	27.4	25.2	11.5	25.1	26.4	21.8
Percent Professional, Managerial, Technical	22.4	NA	12.1	11.5	12.4	NA	NA	NA	NA
Percent Crafts & Operatives	24.0	NA	27.7	37.6	29.0	NA	NA	NA	NA
Industry of Employed									
(1980)									
Percent Services & Finance	50.1	29.7	43.5	36.8	34.8	44.5	40.0	30.9	36.0
Percent Manufacturing (1970)	14.2	17.3	13.1	20.5	17.3	13.9	19.7	12.9	15.1
Percent Services & Finance	38.3	NA	26.9	23.6	27.6	NA	NA	NA	NA
Percent Manufacturing	17.6	NA	21.1	27.0	20.2	NA	NA	NA	NA

<sup>a</sup> Total includes 1,748 persons on vessels in the Harbor Islands, not detailed in neighborhood summary.

Source: U.S. Bureau of the Census, 1980 Census of Population and Housing.



I. POPULATION AND HOUSING PROFILE FOR EAST BOSTON, CHARLESTOWN, AND  
THE NORTH END--ELECTORAL DISTRICT ONE

Maps

Electoral District One and Boston's Neighborhood Statistics  
Areas

East Boston, Charlestown, North End--Electoral District One

Tables (6)

Population and Labor Force in Boston and Electoral District  
One--East Boston, Charlestown, North End; 1970 and 1980

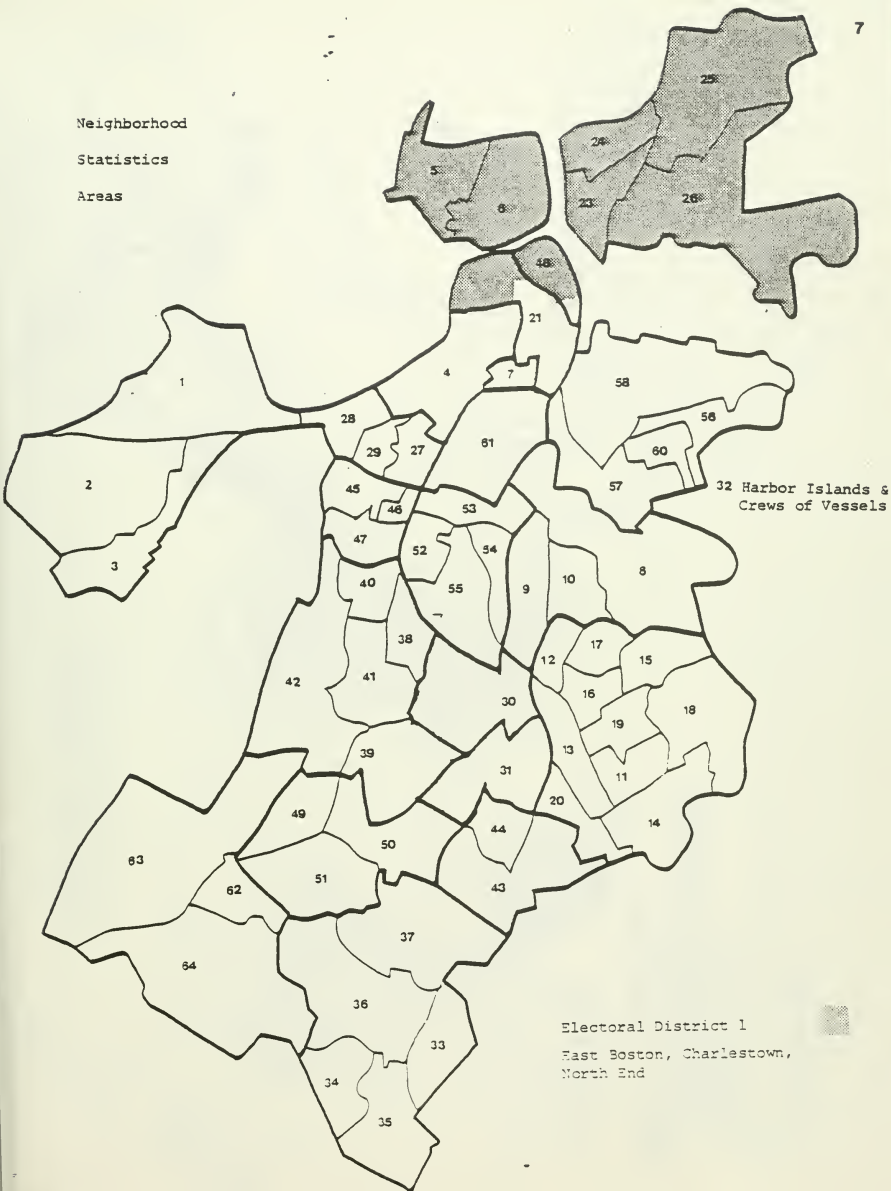
Housing in Boston and Electoral District One--East Boston,  
Charlestown, North End, 1970 and 1980

Population and Housing by Neighborhood Areas, East Boston,  
Charlestown, North End-Electoral District One-and Boston,  
1980--All

Population and Housing by Neighborhood Areas, East Boston,  
Charlestown, North End-Electoral District One-and Boston,  
1980--Part



Neighborhood  
Statistics  
Areas



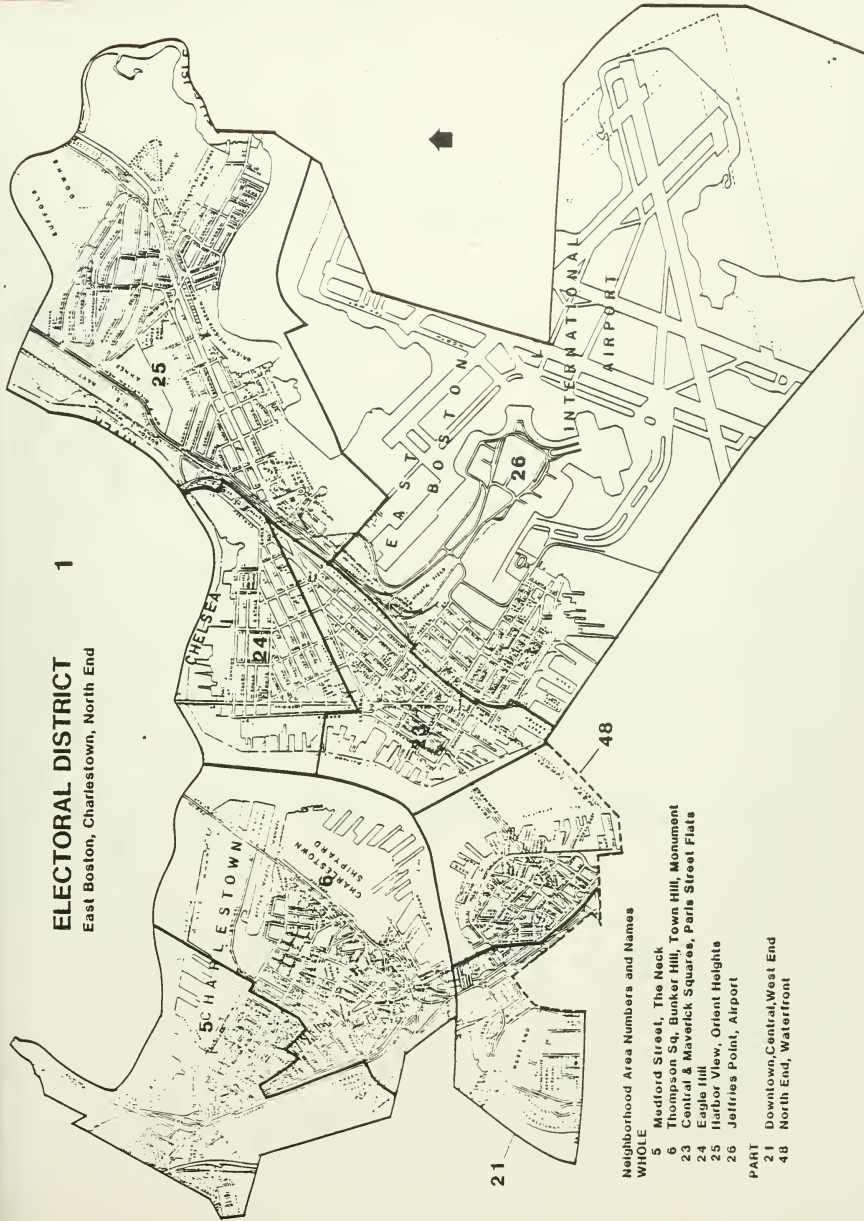




# ELECTORAL DISTRICT

East Boston, Charlestown, North End

1



## Neighborhood Area Numbers and Names

### WHOLE

- 5 Medford Street, The Neck
- 6 Thompson Sq, Bunker Hill, Town Hill, Monument
- 23 Central & Maverick Squares, Paris Street Flats
- 24 Eagle Hill
- 25 Harbor View, Orient Heights
- 26 Jeffries Point, Airport

### PART

- 21 Downtown Central, West End
- 48 North End, Waterfront



POPULATION AND LABOR FORCE IN BOSTON AND ELECTORAL DISTRICT ONE--  
EAST BOSTON, CHARLESTOWN, NORTH END; 1970 AND 1980

	City of Boston		East Boston, Charlestown, North End; Electoral District One	
	1980	1970	1980	1970
Population	562,994	641,071	61,103	69,057
Percent Change 1970-80	-12.4		-11.5	
Households	218,457	217,622	25,785	24,081
Percent Change 1970-80	.4		7.1	
Distribution of Population by Race & Hispanic Origin				
White	70.0	81.8	97.4	98.6
Black	22.4	16.3	1.1	.9
Hispanic	6.4	2.8	2.2	1.3
Distribution of Population by Age Group				
Under 20	26.9	33.3	22.6	32.0
20-34	33.5	24.4	28.9	21.2
35-54	18.1	19.7	21.4	23.9
55-64	8.9	9.8	12.1	10.7
65 and over	12.7	12.8	15.2	12.2
Distribution of Households by Household Type				
Families	53.9	64.8	56.0	70.2
With Children under 18	25.8	31.6	23.3	35.1
Female Householders	16.0	14.7	12.8	13.2
With Children under 18	9.5	7.4	6.4	6.0
Nonfamily Households	46.7	35.2	44.0	29.8
Distribution of Years of School Completed for Persons 25 and over				
Four Years of College or More	20.3	10.3	15.8	6.1
Less than High School Diploma	31.6	46.5	42.0	61.0



## City of Boston

East Boston, Charlestown, North End:  
Electoral District One

	City of Boston		East Boston, Charlestown, North End: Electoral District One	
	1980	1970	1980	1970
Labor Force	275,571	280,017	30,080	30,297
Percent Change 1970-80	-1.6		-0.7	
Labor Force Participation Rate	60.0	58.5	59.6	59.3
Unemployed	16,747	12,102	2,115	1,459
Percent Change 1970-80	38.4		45.0	
Unemployment Rate	6.1	4.3	7.0	4.8
Distribution of Occupation of Employed Workers, 16 and Older				
Professional, Technical & Managerial	30.5	22.6	27.5	15.3
Sales	7.3	5.7	6.8	5.0
Clerical	22.8	26.9	24.0	24.5
Craftsmen & Foremen	7.7	10.2	9.2	12.7
Operatives, including				
Transportation Operatives	9.7	13.8	11.0	19.6
Laborers	3.5	4.1	4.8	7.4
Service Workers, including				
Private Household	18.4	16.7	16.7	15.5
Distribution of Industry of Employed Persons, 16 and Older				
Construction	3.2	4.4	3.9	6.5
Manufacturing	14.2	17.5	16.4	23.8
Transportation, Communica- tions, Public Utilities	7.3	7.6	8.5	9.0
Trade	16.9	19.4	17.3	18.9
Finance, Insurance, R. Estate, Business & Repair Services	14.3	13.0	15.5	13.0
Educational Services	10.9	8.6	7.3	4.3
Health & Other Professional/ Related Services	20.7	16.8	15.1	10.8
Other Industries:				
Agriculture, Forestry, Fish- ing, Mining; Personal, Enter- tainment & Recreational Serv. Public Administration	4.5 8.1	5.5 7.3	5.2 10.5	5.6 8.2



	1980	1970	1980	1970
Distribution of Place of Work of Persons 16 and Older				
Boston	66.0	68.4	64.1	
In Boston SMSA, outside Boston	20.0	19.1	18.7	
Outside Boston SMSA	2.2	2.5	2.4	
Not Reported	11.8	10.0	14.9	N/A
Percent of Persons 5 Years and Older				
Living in Same House as 5 Years Previously	52.9	49.8	37.3	
Who Speak Only English at Home	81.6	N/A	78.0	
Median Family Income*	\$16,062	9,133	\$15,716	8,715
Percent Change 1970-80	75.9		80.3	
Median Household Income*	\$12,530	N/A	\$12,425	
Percent of Families in Poverty	16.7	11.7	14.2	11.3
Percent of Families in Poverty, by Race and Hispanic Origin				
All Persons	20.2	16.2	16.2	14.1
White	15.7	N/A	17.6	
Black	28.6	28.4	38.4	N/A
Hispanic Origin	41.9	34.4	26.8	

\* 1979 for 1980 and 1969 for 1970 Census.

Sources: 1980 Census of Population and Housing, Summary Tape Files 1 and 3;

1970 Census of Population, General Population Characteristics; General Social and Economic Characteristics;

1970 Census of Population and Housing, Boston SMSA Census Tracts; and Fifth Count Summary Tape.





HOUSING IN BOSTON AND ELECTORAL DISTRICT ONE--  
EAST BOSTON, CHARLESTOWN, NORTH END, 1970 AND 1980

	City of Boston			East Boston, Charlestown, North End		
	1980	1970	Percent Change 1970-80	1980	1970	Percent Change 1970-80
Total Year-Round Housing Units	241,304	232,448	3.8	28,899	25,874	11.7
Year-Round Housing Units by Tenure and Vacancy Status						
Total Occupied	218,457	217,622	.4	25,802	24,081	7.1
Owner-Occupied	59,504	59,230	.5	6,469	6,146	5.3
Percent of Occupied	27.2	27.2		25.1	25.5	
Renter-Occupied	158,953	158,392	.4	19,333	17,935	7.8
Percent of Occupied	72.8	72.8		74.9	74.5	
Year-Round Vacant	22,847	14,791	54.5	3,097	1,793	72.7
Percent of Total						
Year-Round	9.5	6.4		10.7	6.9	
For Sale	1,092	546	100.0	127	29	337.9
Vacant 6 Months or Longer	513	268	91.4	67	29	131.0
For Rent	12,828	10,034	27.8	1,696	1,258	34.8
Vacant 2 Months or Longer	8,309	5,000	66.2	1,094	880	24.3
All Other	8,927	4,211	112.0	1,274	506	151.8
Boarded-Up	5,030	N/A		811	N/A	
Distribution of Vacant Year- Round Units by Vacancy Status						
For Sale	4.8	3.7		4.1	1.6	
Vacant 6 Months or Longer	2.2	1.8		2.2	1.6	
For Rent	56.1	67.8		54.8	70.2	
Vacant 2 Months or Longer	36.4	33.8		35.3	49.1	
All Other	39.1	28.5		41.1	28.2	
Boarded Up	22.0	N/A		26.2	N/A	



	City of Boston		East Boston, Charlestown, North End Electoral District One	
	1980	1970	1980	Percent Change 1970-80
Distribution of Year-Round Housing Units by Year Structure Built				
1970-1980	7.2	N/A	9.7	N/A
1960-1969	9.0	9.1	6.7	7.7
1950-1959	9.5	5.9	3.1	2.1
1940-1949	11.3	7.8	7.3	5.7
1939 or Earlier	63.0	77.2	73.2	84.6
Median Value of Owner- Occupied Single-Family Units	\$36,000	19,600	\$33,720	N/A
Median Gross Rent of Renter-occupied Units	\$251	126	\$225	100

Sources: 1980 Census of Population and Housing; Summary Tape Files 1 and 3.

1970 Census of Population and Housing, Boston SMSA Census Tracts; and Fifth Count Summary Tape.



POPULATION AND HOUSING BY NEIGHBORHOOD AREAS,  
EAST BOSTON, CHARLESTOWN, NORTH END-ELECTORAL DISTRICT ONE-AND BOSTON, 1980

	City of Boston	Electoral District One	Madford St., The Neck	Thompson Sq., Bunker Hill, Town Hill, Monument	Central & Haverick Sq., Paris St. Flats	All Hill	Eagle Hill	Harbor View, Orient Hgts., Jeffries Pt., Airport
	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
Total Persons	562,994	61,103	3,770	9,594	7,811	9,305	9,755	5,307
Race & Spanish Origin								
White	393,937	59,511	3,722	9,396	7,580	9,146	9,626	5,212
Black	126,229	654	8	18	54	16	51	7
Percent of Total	22.4	1.1	0.2	0.2	0.7	0.2	0.5	0.1
American Indian, Eskimo, Aleut	1,302	83	4	16	20	22	5	4
Asian & Pacific Islander	15,150	348	16	111	24	38	33	23
Other	26,376	507	20	53	133	83	40	61
Spanish Origin	36,068	1,364	23	101	345	321	71	205
Percent of Total	6.4	2.2	0.6	1.1	4.4	3.4	0.7	3.9
Median Age	28.9	33.6	33.5	30.4	36.4	32.1	38.4	35.4
School Enrollment								
Persons 3 Years Old & Over	173,439	13,177	1,053	2,399	1,635	2,240	2,080	1,270
Enrolled in School								
Percent In	2.4	2.9	1.8	3.5	2.7	3.9	2.3	2.2
Nursery School	36.8	47.0	47.5	48.4	56.5	54.6	49.9	53.0
Kindergarten & Elementary (1-8)	18.7	25.4	27.4	26.0	28.6	24.7	26.7	26.6
High School (1-4)	42.1	24.6	23.3	22.1	12.2	16.7	21.1	16.2
College								
Persons 25 Years & Older	68.4	58.0	63.3	64.2	39.2	49.1	57.3	43.3
Percent High School Graduates								
Number of Households	218,457	25,802	1,445	3,807	3,406	3,452	3,674	2,223
Number of Families	117,832	14,332	922	2,199	2,018	2,416	2,697	1,438
Families as a Percent of								
All Households	53.9	55.5	63.8	57.8	59.2	66.2	73.4	64.7
Female Householder, No Husband Present	35,018	3,499	193	688	465	627	553	328



	City of Boston	Electoral District One	All					Jeffries Pt., Airport
			Bedford St., The Neck	Thompson Sq., Bunker Hill, Town Hill, Monument	Central & Haverick Sq., Paris St., Flats	Eagle Hill	Harbor View, Orient Lights	
			(5)	(6)	(23)	(24)	(25)	(26)
Persons 5 Years & Over	532,569	58,574	3,769	8,915	7,247	8,732	9,394	5,225
Percent Living in Same House In 1975 and 1980	52.9	61.7	69.9	65.9	65.7	61.8	72.7	71.8
Labor Force	60.0	59.6	61.2	60.8	51.9	55.9	58.5	57.5
Unemployed								
Percent of Civilian Labor Force	6.1	7.0	9.5	6.9	9.1	9.9	4.8	5.7
Median Household Income, 1979	\$12,530	12,425	15,822	11,744	9,326	9,849	14,098	11,449
Median Family Income, 1979	\$16,062	15,716	19,242	15,697	13,019	12,680	17,545	14,673
Percent of Persons Below Poverty Level	20.2	16.2	9.1	21.8	19.8	20.8	11.6	14.1
Year Round Housing Units	241,304	28,899	1,607	4,514	3,921	4,076	3,993	2,562
Owner-occupied Housing Units	59,504	6,469	723	962	793	1,128	1,327	653
Percent of occupied Units	27.2	25.1	50.0	25.3	23.3	30.9	36.1	29.4
Renter-occupied Housing Units	158,953	19,333	772	2,845	2,613	2,524	2,347	1,570
Vacant Housing Units	22,847	3,097	162	707	515	424	319	339
For Sale Only	1,092	127	6	12	10	7	-	4
For Rent	12,828	1,696	70	453	345	286	67	129
Other Vacants	8,927	1,264	86	242	160	131	252	206
Boarded Up	5,030	811	31	423	59	25	192	12
Median Value of Owner-occupied Housing Units	\$36,000	33,720	32,700	39,400	22,600	26,900	41,600	20,900









POPULATION AND HOUSING BY NEIGHBORHOOD AREAS,  
EAST BOSTON, CHARLESTOWN, NORTH END-ELECTORAL DISTRICT ONE-AND BOSTON, 1980

	Part	
	Downtown, Central, West End (21)	North End, Waterfront (48)
Total Persons	6,257	10,859
Race & Spanish Origin		
White	5,397	10,615
Black	309	132
Percent of Total	4.9	1.2
American Indian, Eskimo, Aleut	9	8
Asian & Pacific Islander	453	48
Other	89	56
Spanish Origin	137	181
Percent of Total	2.2	1.7
Median Age	38.3	35.6
School Enrollment		
Persons 3 Years Old & Over	819	1,567
Enrolled in School		
Percent in		
Nursery School	4.2	2.1
Kindergarten & Elementary (1-8)	10.3	35.7
High School (1-4)	10.4	25.3
College	75.2	36.9
Persons 25 Years & Older		
Percent High School Graduates	87.3	62.4
Number of Households	3,605	5,598
Number of Families	997	2,221
Families as a Percent of		
All Households	27.7	39.7
Female Householder, No Husband Present	155	363



	Part	
	Downtown, Central, West End (21)	North End, Watertown (48)
Persons 5 Years & Over	5,829	10,692
Percent Living in Same House in 1975 and 1980	29.9	50.8
Labor Force		
Percent of Persons 16 Yrs & Over	66.7	71.6
Unemployed		
Percent of Civilian Labor Force	3.3	7.3
Median Household Income, 1979	\$17,739	13,808
Median Family Income, 1979	\$29,680	16,848
Percent of Persons Below Poverty Level	11.5	12.9
Year-Round Housing Units	3,761	6,168
Owner-Occupied Housing Units	45	896
Percent of Occupied Units	1.2	16.0
Renter-Occupied Housing Units	3,560	4,702
Vacant Housing Units	141	567
For Sale Only	4	75
For Rent	75	319
Other Vacants	62	173
Boarded Up	6	55
Median Value of Single Family, Owner-Occupied Housing Units	\$65,000	53,500



Part	
Downtown, Central, West End (21)	North End, Waterfront (48)

# Year Householder Moved Into Unit

Owner-Occupied		
1970-1980	12	504
1960-1969	-	107
1950-1959	-	116
1949 or Earlier	-	167
Renter-Occupied		
1975-1980	2,882	2,936
1970-1974	250	570
1960-1969	356	448
1959 or Earlier	28	772

# Year Structure Built

Year-Round Housing Units		
1970-1980	978	774
1960-1969	1,635	144
1950-1959	272	100
1940-1949	84	166
1939 or Earlier	737	5,008

# Stories In Structure

1 to 3	230	2,200
4 to 6	170	3,149
7 or More	3,306	843

# Units In Structure

1, detached	-	9
1, attached	-	66
2	19	127
3 & 4	111	1,821
5 or More	3,570	4,169

# Median Monthly Owner Costs

With a Mortgage	-	\$521
Without a Mortgage	-	\$247

# Median Gross Rent

	\$397	\$242
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II. POPULATION AND HOUSING PROFILE FOR SOUTH BOSTON, SOUTH END AND  
CHINATOWN--ELECTORAL DISTRICT TWO

Maps

Electoral District Two and Boston's Neighborhood  
Statistics Areas

South Boston, South End and Chinatown--Electoral  
District Two

Tables

Population and Labor Force in Boston and Electoral  
District Two--South Boston, South End, Chinatown,  
1970 and 1980

Housing in Boston and Electoral District Two--  
South Boston, South End, Chinatown, 1970 and 1980

Population and Housing by Neighborhood Areas, South  
Boston, South End, Charlestown-Electoral District  
Two-and Boston, 1980--All

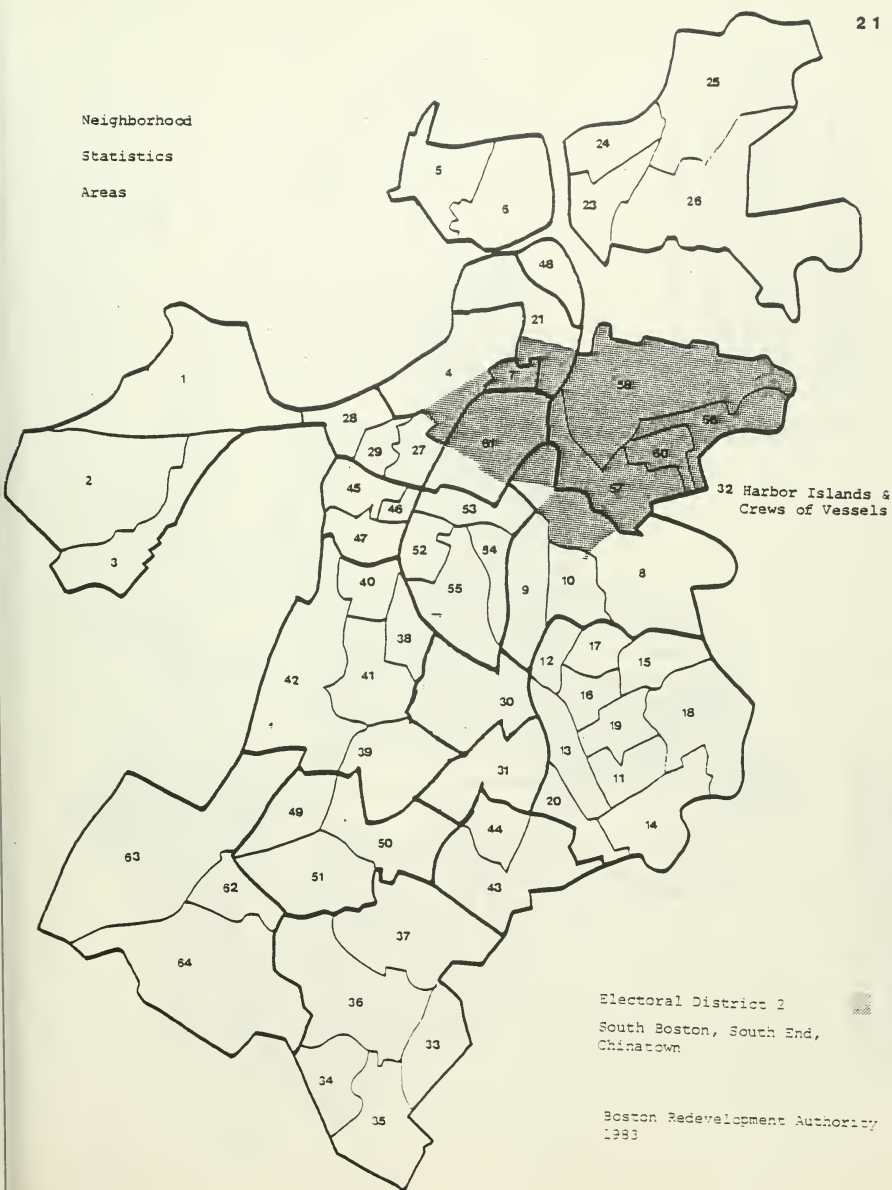
Population and Housing by Neighborhood Areas, South  
Boston, South End, Charlestown-Electoral District  
Two-and Boston, 1980--Part

THE UNIVERSITY OF CHICAGO

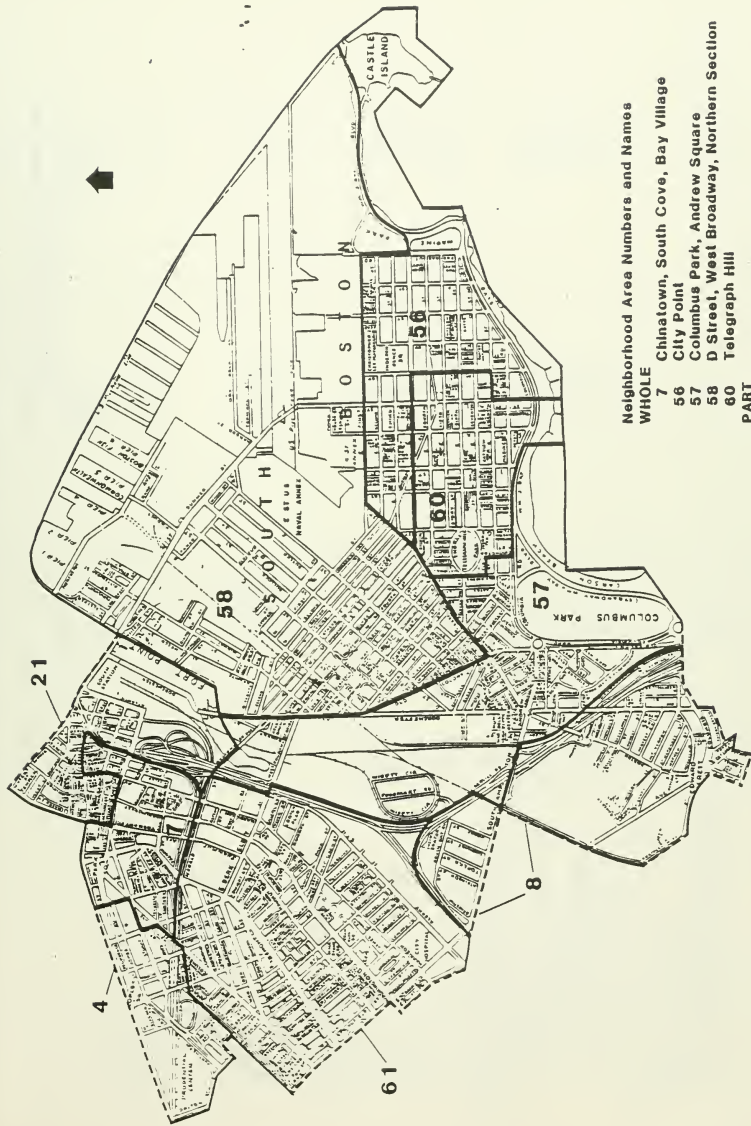
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Neighborhood  
Statistics  
Areas







# Neighborhood Area Numbers and Names

WHOLE		
7	Chinatown, South Cove, Bay Village	
56	City Point	
57	Columbus Park, Andrew Square	
58	D Street, West Broadway, Northern Section	
60	Telegraph Hill	
PART		
4	Back Bay, Beacon Hill	
8	Columbia, Savin Hill, Columbia Point	
21	Downtown, Central, West End	
61	South End	



POPULATION AND LABOR FORCE IN BOSTON AND ELECTORAL DISTRICT TWO--  
SOUTH BOSTON, SOUTH END, CHINATOWN, 1970 AND 1980

	City of Boston		South Boston, South End, Chinatown Electoral District Two	
	1980	1970	1980	1970
Population	562,994	641,071	63,373	64,570
Percent Change 1970-80	-12.4		- 1.9	
Households	218,457	217,622	27,125	24,112
Percent Change 1970-80	.4		11.1	
Distribution of Population by Race & Hispanic Origin				
White	70.0	81.8	75.8	84.9
Black	22.4	16.3	10.0	7.9
Hispanic	6.4	2.8	5.1	2.6
Distribution of Population by Age Group				
Under 20	26.9	33.3	22.9	31.3
20-34	33.5	24.4	29.9	19.9
35-54	18.1	19.7	21.5	23.0
55-64	8.9	9.8	11.0	11.5
65 and over	12.7	12.8	14.7	14.4
Distribution of Households by Household Type				
Families	53.9	64.8	46.9	58.0
With Children under 18	25.8	31.6	21.8	28.6
Female Householders	16.0	14.7	13.3	14.0
With Children under 18	9.5	7.4	7.4	6.9
Nonfamily Households	46.7	35.2	53.2	42.0
Distribution of Years of School Completed for				
Persons 25 and over				
Four Years of College or More	20.3	10.3	18.9	15.0
less than High School Diploma	31.6	46.5	36.5	54.5





	City of Boston		South Boston, South End, Chinatown Electoral District Two	
	1980	1970	1980	1970
Labor Force	275,571	280,017	30,126	27,903
Percent Change 1970-80	-1.6		8.0	
Labor Force Participation Rate	60.0	58.5	58.4	57.7
Unemployed	16,747	12,102	1,672	1,403
Percent Change 1970-80	38.4		19.2	
Unemployment Rate	6.1	4.3	5.6	5.0
Distribution of Occupation of Employed Workers, 16 and Older				
Professional, Technical & Managerial	30.5	22.6	28.8	18.0
Sales	7.3	5.7	5.8	4.1
Clerical	22.8	26.9	21.7	25.6
Craftsmen & Foremen Operatives, including	7.7	10.2	7.9	9.9
Transportation Operatives	9.7	13.8	11.7	16.6
Laborers	3.5	4.1	4.0	5.1
Service Workers, including Private Household	18.4	16.7	20.1	20.7
Distribution of Industry of Employed Persons, 16 and Older				
Construction	3.2	4.4	2.8	3.9
Manufacturing	14.2	17.5	16.2	19.0
Transportation, Communi- cations, Public Utilities	7.3	7.6	7.8	9.1
Trade	16.9	19.4	19.5	22.3
Finance, Insurance, R. Estate, Business & Repair Services	14.3	13.0	14.3	12.5
Educational Services	10.9	8.6	7.9	5.9
Health & Other Professional/ Related Services	20.7	16.8	17.0	12.7
Other Industries:				
Agriculture, Forestry, Fish- ing, Mining; Personal, Enter- tainment & Recreational Serv. Public Administration	4.5 8.1	5.5 7.3	4.4 10.2	6.4 8.3



	City of Boston		South Boston, South End, Chinatown Electoral District Two	
	1980	1970	1980	1970
Distribution of Place of Work of Persons 16 and Older				
Boston	66.0	68.4	69.3	
In Boston SMSA, outside Boston	20.0	19.1	14.2	
Outside Boston SMSA	2.2	2.5	2.5	
Not Reported	11.8	10.0	14.0	N/A
Percent of Persons 5 Years and Older				
Living in Same House as 5 Years Previously	52.9	49.8	55.8	
Who Speak Only English at Home	81.6	N/A	77.1	
Median Family Income <sup>*</sup>	\$16,062	9,133	\$15,324	\$8,369
Percent Change 1970-80	75.9		83.1	
Median Household Income <sup>*</sup>	\$12,530	N/A	\$11,289	N/A
Percent of Families in Poverty	16.7	11.7	18.3	15.0
Percent of Persons in Poverty, by Race and Hispanic Origin				
All Persons	20.2	16.2	20.0	20.2
White	15.7	N/A	17.4	
Black	28.6	28.4	25.7	N/A
Hispanic Origin	41.9	34.4	36.4	
* 1979 for 1980 and 1969 for 1970 Census.				

Sources: 1980 Census of Population and Housing, Summary Tape Files 1 and 3;

1970 Census of Population, General Population Characteristics; General Social and Economic Characteristics;  
1970 Census of Population and Housing, Boston SMSA Census Tracts; and Fifth Count Summary Tape.



HOUSING IN BOSTON AND ELECTORAL DISTRICT TWO--  
SOUTH BOSTON, SOUTH END, CHINATOWN, 1970 AND 1980

	City of Boston			South Boston, South End, Chinatown		
	1980	1970	Percent Change 1970-80	1980	1970	Percent Change 1970-80
Total Year-Round Housing Units	241,304	232,448	3.8	30,177	26,672	13.1
Year-Round Housing Units by Tenure and Vacancy Status						
Total Occupied	218,457	217,622	.4	27,031	24,112	12.1
Owner-Occupied	59,504	59,230	.5	5,249	4,791	9.6
Percent of Occupied	27.2	27.2		19.4	19.9	
Renter-Occupied	158,953	158,392	.4	21,782	19,321	12.7
Percent of Occupied	72.8	72.8		80.6	80.1	
Year-Round Vacant	22,847	14,791	54.5	3,146	2,560	22.9
Percent of Total	9.5	6.4		10.4	9.6	
Year-Round For Sale	1,092	546	100.0	63	66	- 4.5
Vacant 6 Months or Longer	513	268	91.4	40	66	-39.4
For Rent	12,828	10,034	27.8	1,928	1,563	23.4
Vacant 2 Months or Longer	8,309	5,000	66.2	1,256	939	33.8
All Other	8,927	4,211	112.0	1,155	931	24.1
Boarded-Up	5,030	N/A		539	N/A	
Distribution of Vacant Year-Round Units by Vacancy Status						
For Sale	4.8	3.7		2.0	2.6	
Vacant 6 Months or Longer	2.2	1.8		1.3	2.6	
For Rent	56.1	67.8		61.3	61.1	
Vacant 2 Months or Longer	36.4	33.8		39.9	36.7	
All Other	39.1	28.5		36.7	36.4	
Boarded Up	22.0	N/A		17.1	N/A	



## City of Boston

	1970	Percent Change 1970-80
1980		

Distribution of Year-Round  
Housing Units by Year

## Structure Built

1970-1980	7.2	N/A
1960-1969	9.0	9.1
1950-1959	9.5	5.9
1940-1949	11.3	7.8
1939 or Earlier	63.0	77.2
Median Value of Owner- Occupied Single-Family Units	\$36,000	19,600

83.7

Median Gross Rent of  
Renter-Occupied Units

\$251	126	99.2
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\$212	99	114.1
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Sources: 1980 Census of Population and Housing; Summary Tape Files 1 and 3.

1970 Census of Population and Housing, Boston SMSA Census Tracts; and Fifth Count Summary Tape.

## South Boston, South End, Chinatown

	1980	1970	Percent Change 1970-80
Electoral District Two			

8.7	N/A	
8.2	8.4	
4.9	2.8	
12.0	8.1	
66.1	80.7	
\$27,755	N/A	





POPULATION AND HOUSING BY NEIGHBORHOOD AREAS,  
SOUTH BOSTON, SOUTH END, CHINA-TOWN-ELECTORAL DISTRICT TWO AND BOSTON, 1980

	City of Boston	Electoral District Two	China-Town, South Cove, Bay Village (7)	City Point (56)	Colman Park, Andrew Square (57)	D Street, West Broadway, Booth Street (58)	Teap-up BHH
Total Persons	567,996	67,645	6,766	8,658	6,716	6,119	8,613
Race & Spanish Origin							
White	491,911	67,176	1,667	8,596	6,664		8,591
Black	126,729	6,216	207	2	5	6,219	3
Percent of Total	72.6	3	6.6		0.1	0.1	0.1
American Indian, Eskimo, Aleut	1,102	162	6	6	29	19	16
Asian & Pac. Isl. Islander	15,190	6,815	1,016	26	56	37	66
Other	26,116	1,458	52	12	10	26	26
Spanish Origin	16,068	1,454	59	64	20	67	62
Percent of Total	6.6	5.1	1.2	0.5	0.6	0.7	0.5
Median Age	26.9	17.9	11.8	16.1	16.6	17.0	18.3
School Enrollment							
Percent 3 Years Old & Over	174,419	16,407	1,155	1,817	1,612	1,607	1,805
Enrolled in School							
Percent in							
Elementary School	2.4	3.5	3.6	4.2	3.9	6.6	7.8
Kindergarten & Elementary (1-8)	16.6	65.1	62.6	51.5	57.0	51.6	67.1
High School (1-6)	18.7	22.7	20.2	21.6	27.1	28.9	25.8
College	62.1	29.7	11.6	21.7	11.6	11.2	26.1
Percent 25 Years & Older							
Percent High School Graduates	68.6	61.6	66.5	70.6	51.5	68.6	68.6
Number of Households	218,657	27,041	1,589	1,566	2,961	2,666	1,671
Number of Landless Families as a Percent of All Households	117,842	12,617	805	2,177	1,627	1,671	2,069
Female Homeholder, for Husband Present	51.9	60.7	55.1	61.1	56.9	55.6	59.6
	15,018	1,689	76	671	771	686	688



	City of Boston	Electoral District Two	Chinatown, South Cove, Bay Village (7)	City Point (56)	Columbus Park, Andrew Square (57)	D Street, West Broadway, Northern Section (58)	Telegraph Hill (60)
Persons 5 Years & Over Living in Same House in 1975 and 1980	512,569	59,196	4,510	8,167	6,165	6,023	8,161
	52.9	55.8	51.2	62.3	70.5	77.2	66.8
Labour Force	60.0	50.6	65.1	62.3	62.9	66.7	55.1
Percent of Persons 16 Years & Over							
Unemployed	6.1	5.6	5.2	3.9	9.5	10.6	6.1
Median Household Income, 1979	\$12,510	11,289	11,081	15,901	6,101	7,635	12,217
Median Family Income, 1979	\$16,067	15,176	12,169	19,091	10,009	9,891	19,215
Percent of Persons Below Poverty Level	20.7	20.0	22.8	11.6	12.9	10.4	11.2
Year Round Housing Units	261,106	10,177	1,760	1,027	3,227	1,106	1,700
Owner Occupied Housing Units	59,506	5,259	115	1,113	309	607	1,217
Percent of Occupied Units	27.7	19.6	8.5	11.6	11.1	22.9	35.0
Renter Occupied Housing Units	150,551	21,282	1,645	2,611	2,917	25,019	7,256
Vacant Housing Units	27,867	3,166	171	281	261	660	227
For Sale Only	1,092	63	2	5	1	8	5
For Rent	12,820	1,920	86	161	216	402	160
Other Vacants	8,927	1,155	85	115	46	250	87
Boarded Up	5,010	519	7	61	26	201	6
Median Value of Single Family, Owner Occupied Housing Units	\$46,000	11,770	16,700	28,900	20,700	16,700	27,600







POPULATION AND HOUSING BY NEIGHBORHOOD AREAS,  
SOUTH BOSTON, SOUTH END, CHINATOWN-ELECTORAL DISTRICT TWO-AND BOSTON, 1980

	Part			
	Back Bay, Beacon Hill	Columbia, Savin Hill, Columbia Pt. (8)	Downtown, Central, West End (21)	South End (61)
Total Persons	30,212	12,680	6,257	27,125
Race & Spanish Origin				
White	27,864	10,894	5,397	10,662
Black	1,284	1,221	309	11,058
Percent of Total	4.2	9.6	4.9	40.8
American Indian, Eskimo, Aleut	49	33	9	78
Asian & Pacific Islander	655	95	453	3,220
Other	360	437	89	2,107
Spanish Origin	937	687	137	3,443
Percent of Total	3.1	5.4	2.2	12.7
Median Age	29.2	29.1	38.3	30.9
School Enrollment				
Persons 3 Years Old & Over, Enrolled in School	9,337	3,532	819	7,140
Percent In:				
Nursery School	1.0	2.5	4.2	3.3
Kindergarten & Elementary (1-8)	5.7	51.9	10.3	42.7
High School (1-4)	4.3	27.6	10.4	19.0
College	89.0	18.1	75.2	34.9
Persons 25 Years & Older				
Percent High School Graduates	93.8	62.4	87.3	64.3
Number of Households	16,547	4,683	3,605	12,019
Number of Families				
Families as a Percent of All Households	3,409	3,079	997	4,923
Female Householder, No Husband Present	20.6	65.7	27.7	41.0
	429	972	155	1,708

\* Actual Count.





## Part

	Back Bay, Beacon Hill, (4)	Columbia Savin Hill Columbia Pt. (8)	Downtown, Central, West End (21)	South End (61)
Persons 5 Years & Over	30,305*	11,768	5,829	25,625
Percent Living in Same House in 1975 and 1980	25.6	59.8	29.9	44.7
Labor Force				
Percent of Persons 16 Yrs & Over	70.7	60.4	66.7	61.8
Unemployed				
Percent of Civilian Labor Force	3.7	5.3	3.3	5.7
Median Household Income, 1979	\$16,105	13,012	17,739	10,845
Median Family Income, 1979	\$32,666	17,090	29,680	13,009
Percent of Persons Below Poverty Level	17.2	16.9	11.5	23.0
Year-Round Housing Units	18,192	6,093	3,746	13,761
Owner-Occupied Housing Units	2,966	1,347	45	1,577
Percent of Occupied Units	17.9	28.8	1.2	13.1
Renter-Occupied Housing Units	13,581	3,336	3,560	10,442
Vacant Housing Units	1,645	1,410	141	1,741
For Sale Only	225	17	4	69
For Rent	879	1,130	75	1,008
Other Vacants	541	263	62	665
Boarded Up	67	845	6	342
Median Value of Single Family, Owner-Occupied Housing Units	\$141,000	23,300	65,000	64,500

\* Weighted estimate.



	Part		
	Back Bay, Beacon Hill	Columbia, Savin Hill Columbia Pt.	Downtown, Central, West End
	(4)	(8)	(21)

# Year Householder Moved Into Unit

Owner-Occupied				South End
1970-1980	2,438	404	12	(61)
1960-1969	286	367	-	1,055
1950-1959	87	211	-	135
1949 or Earlier	181	392	-	177
Renter-Occupied				
1975-1980	10,837	1,863	2,882	7,029
1970-1974	1,449	599	250	1,842
1960-1969	1,052	447	356	1,086
1959 or Earlier	409	383	28	470

# Year Structure Built

Year-Round Housing Units				
1970-1980	608	231	998	2,188
1960-1969	1,050	119	1,635	1,304
1950-1959	537	1,195	272	855
1940-1949	826	164	84	1,445
1939 or Earlier	15,373	4,373	737	8,005

# Stories in Structure

1 to 3	3,629	5,144	230	7,018
4 to 6	11,102	142	170	4,638
7 or More	3,663	796	3,306	2,141

# Units in Structure

1, detached	63	449	-	124
1, attached	477	29	-	593
2	334	773	19	701
3 & 4	1,931	2,824	111	3,987
5 or More	15,582	1,995	3,570	8,347

# Median Monthly Owner Costs

With a Mortgage	\$750+	\$384	-	\$613
Without a Mortgage	\$250+	\$212	-	\$250+

# Median Gross Rent

	\$325	\$236	\$397	\$208
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III. POPULATION AND HOUSING PROFILE FOR SAVIN HILL, FIELDS CORNER, LOWER  
MILLS--ELECTORAL DISTRICT THREE

Maps

Electoral District Three and Boston's Neighborhood  
Statistics Areas

Savin Hill, Fields Corner, Lower Mills--Electoral  
District Three

Tables

Population and Labor Force in Boston and Electoral  
District Three--Savin Hill, Fields Corner, Lower  
Mills, 1970 and 1980

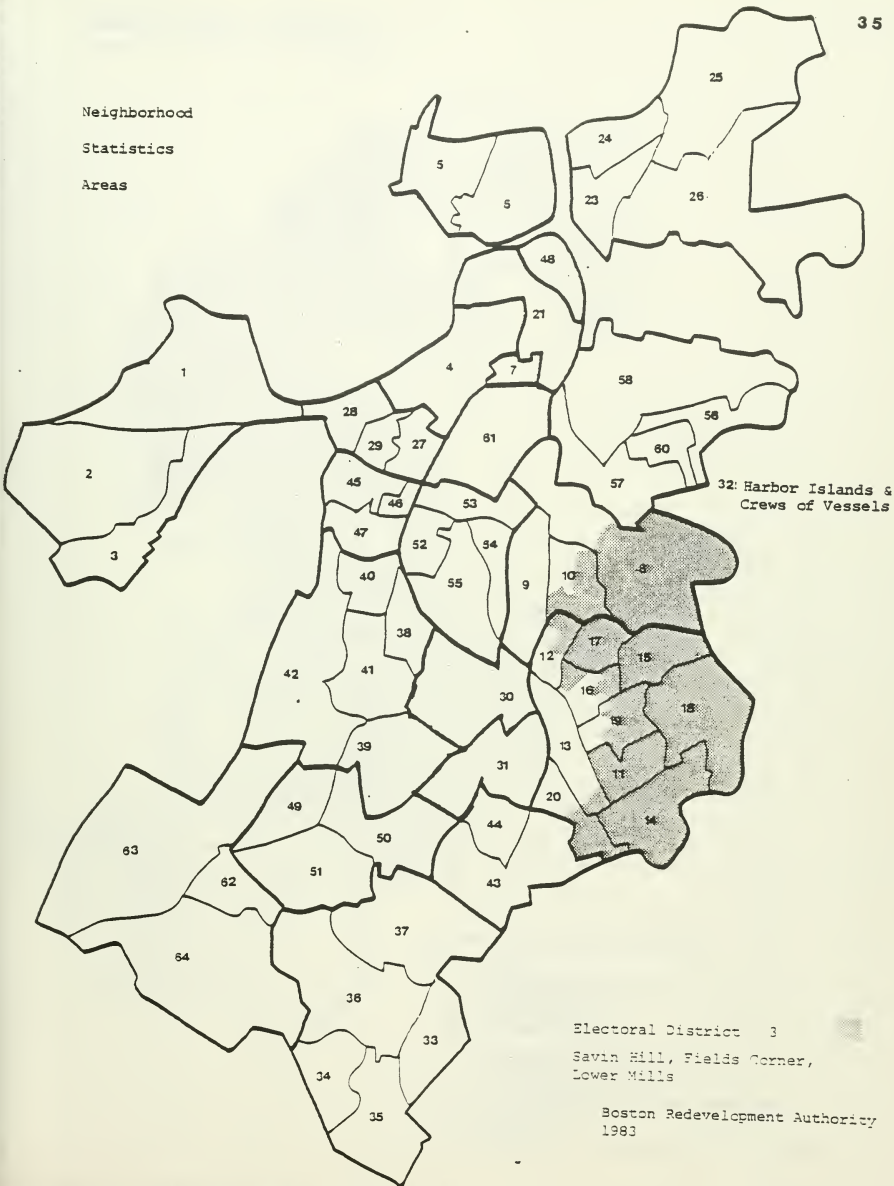
Housing in Boston and Electoral District Three--Savin  
Hill, Fields Corner, Lower Mills, 1970 and 1980

Population and Housing by Neighborhood Areas, Savin Hill,  
Fields Corner, Lower Mills--Electoral District  
Three--and Boston, 1980 (All)

Population and Housing by Neighborhood Areas, Savin Hill,  
Fields Corner, Lower Mills--Electoral District Three--  
and Boston, 1980 (Part)



Neighborhood  
Statistics  
Areas







## ELECTORAL DISTRICT 3

Savin Hill, Fields Corner, Lower Mills



## Neighborhood Area Numbers and Names

## ALL

- 11 Ashmont
- 14 East Lower Mills, Cedar Grove
- 15 Fields Corner East
- 17 Meetinghouse Hill
- 18 Neponset, Port Norfolk

## PART

- 8 Columbia, Savin Hill, Columbia Point
- 10 Uphams Corner, Jones Hill
- 12 Bowdoin North, Mt. Bowdoin
- 13 Codman Sq, East WeCan, East Codman Hill
- 16 Fields Corner West
- 19 St. Marks
- 20 West WeCan, West Codman Hill, West Lower Mills



POPULATION AND LABOR FORCE IN BOSTON AND ELECTORAL DISTRICT THREE--  
SAVIN HILL, FIELDS CORNER, LOWER MILLS, 1970 AND 1980

	City of Boston		Savin Hill, Fields Corner, Lower Mills Electoral District Three	
	1980	1970	1980	1970
Population	562,994	641,071	62,661	79,782
Percent Change 1970-80	-12.4		-21.5	
Households	218,457	217,622	22,000	24,357
Percent Change 1970-80	.4		-9.7	
Distribution of Population by Race & Hispanic Origin				
White	70.0	81.8	78.5	94.1
Black	22.4	16.3	15.0	5.4
Hispanic	6.4	2.8	6.0	1.6
Distribution of Population by Age Group				
Under 20	26.9	33.3	31.3	37.7
20-34	33.5	24.4	25.9	18.6
35-54	18.1	19.7	19.0	20.1
55-64	8.9	9.8	9.6	10.1
65 and over	12.7	12.8	14.2	13.4
Distribution of Households by Household Type				
Families	53.9	64.8	68.3	78.7
With Children under 18	25.8	31.6	34.5	40.0
Female Householders	16.0	14.7	19.6	17.7
With Children under 18	9.5	7.4	11.2	7.8
Nonfamily Households	46.7	35.2	31.8	22.3
Distribution of Years of School Completed for				
Persons 25 and over				
Four Years of College or More	20.3	10.3	11.0	4.9
Less than High School Diploma	31.6	46.5	34.5	48.0



## City of Boston

Savin Hill, Fields Corner, Lower Mills  
Electoral District Three

	1980	1970	1980	1970
Labor Force	275,571	280,017	28,265	32,162
Percent Change 1970-80	-1.6		-12.1	
Labor Force Participation Rate	60.0	58.5	59.2	55.8
Unemployed	16,747	12,102	1,745	1,221
Percent Change 1970-80	38.4		42.9	
Unemployment Rate	6.1	4.3	6.2	3.8
Distribution of Occupation of Employed Workers, 16 and Older				
Professional, Technical & Managerial	30.5	22.6	21.3	16.2
Sales	7.3	5.7	6.0	4.9
Clerical	22.8	26.9	25.7	29.9
Craftsmen & Foremen	7.7	10.2	11.8	13.2
Operatives, including				
Transportation Operatives	9.7	13.8	12.0	14.2
Laborers	3.5	4.1	4.6	5.1
Service Workers, including				
Private Household	18.4	16.7	18.6	16.4
Distribution of Industry of Employed Persons, 16 and Older				
Construction	3.2	4.4	4.6	5.7
Manufacturing	14.2	17.5	17.2	16.8
Transportation, Communi- cations, Public Utilities	7.3	7.6	9.6	11.1
Trade	16.9	19.4	16.5	20.3
Finance, Insurance, R. Estate, Business & Repair Services	14.3	13.0	13.5	13.0
Educational Services	10.9	8.6	7.8	5.4
Health & other Professional/ Related Services	20.7	16.8	17.4	13.0
Other Industries:				
Agriculture, Forestry, Fish- ing, Mining; Personal, Enter- tainment & Recreational Serv. Public Administration	4.5 8.1	5.5 7.3	3.4 10.0	4.6 10.2









## City of Boston

## Distribution of Year-Round

## Housing Units by Year

## Structure Built

1970-1980 7.2

1960-1969 9.0

1950-1959 9.5

1940-1949 11.3

1939 or Earlier 63.0

Median Value of Owner-

Occupied Single-Family

Units

83.7

\$29,872

51.4

N/A

9.1

5.9

7.8

77.2

19,600

2.7

5.5

8.8

10.0

73.1

N/A

N/A

5.4

6.9

4.3

83.3

N/A

Median Gross Rent of  
Renter-Occupied Units

\$251

126

99.2

\$257

124

107.3

Sources: 1980 Census of Population and Housing; Summary Tape Files 1 and 3.

1970 Census of Population and Housing, Boston SMSA Census Tracts; and Fifth Count Summary Tape.

## Savin Hill, Fields Corner, Lower Mills

## Electoral District Three

## Percent Change

## 1970-80

1980

1970

Percent Change  
1970-80

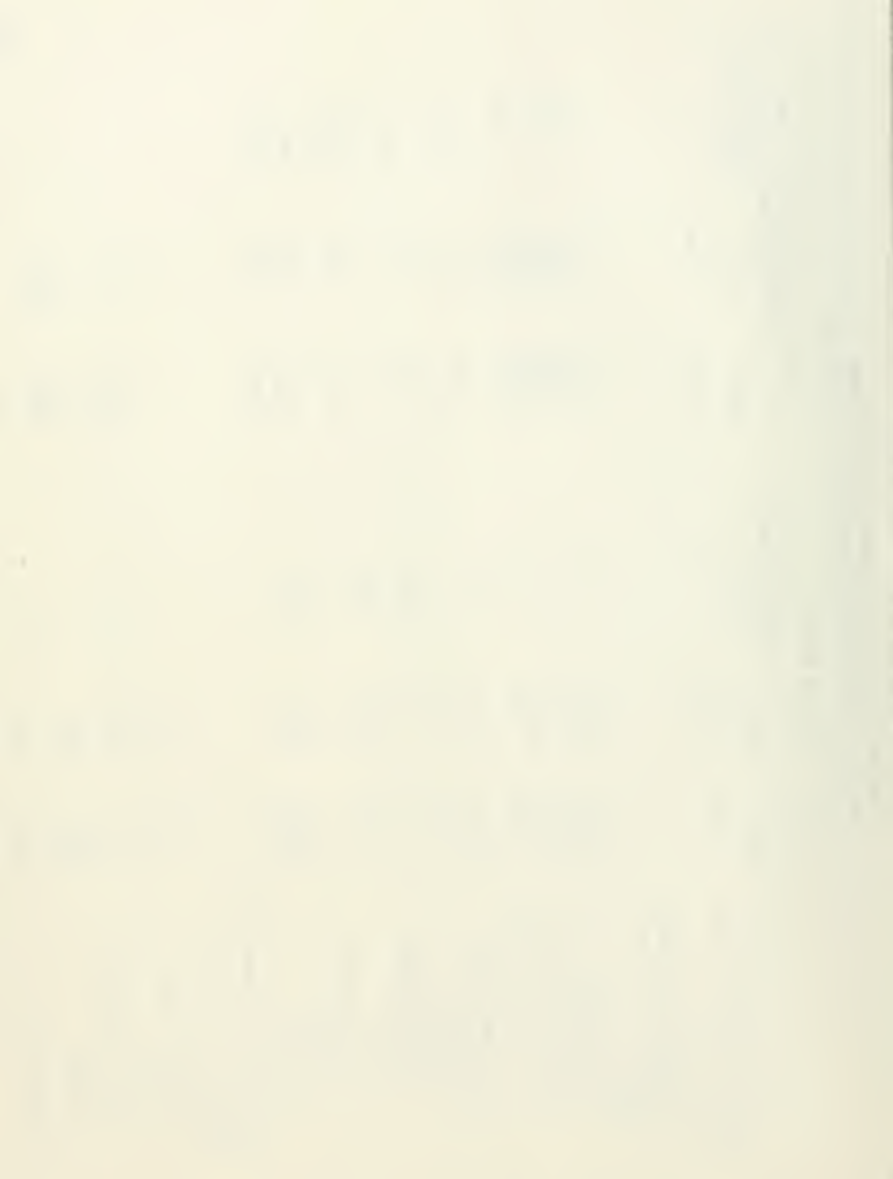
1970

Percent Change  
1970-80



**HOUSING IN BOSTON AND ELECTORAL DISTRICT THREE--  
SAVIN HILL, FIELDS CORNER, LOWER MILLS, 1970 AND 1980**

	City of Boston			Savin Hill, Fields Corner, Lower Mills		
	1980	1970	Percent Change 1970-80	1980	1970	Percent Change 1970-80
<b>Total Year-Round Housing Units</b>	241,304	232,448	3.8	24,416	25,450	- 4.1
<b>Year-Round Housing Units by Tenure and Vacancy Status</b>						
Total Occupied	218,457	217,622	.4	21,764	24,357	-10.6
Owner-occupied	59,504	59,230	.5	8,029	8,638	- 7.1
Percent of Occupied	27.2	27.2		36.9	35.5	
Renter-occupied	158,953	158,392	.4	13,735	15,719	-12.6
Percent of Occupied	72.8	72.8		63.1	64.5	
<b>Year-Round Vacant</b>	22,847	14,791	54.5	2,652	1,093	142.6
Percent of Total	9.5	6.4		10.9	4.3	
For Sale	1,092	546	100.0	67	23	191.3
Vacant 6 Months or Longer	513	268	91.4	32	23	39.1
For Rent	12,828	10,034	27.8	1,883	867	117.2
Vacant 2 Months or Longer	8,309	5,000	66.2	1,617	572	182.7
All Other	8,927	4,211	112.0	702	203	245.8
Boarded-Up	5,030	N/A		1,005	N/A	
<b>Distribution of Vacant Year-Round Units by Vacancy Status</b>						
For Sale	4.8	3.7		2.5	2.1	
Vacant 6 Months or Longer	2.2	1.8		1.2	2.1	
For Rent	56.1	67.8		71.0	79.3	
Vacant 2 Months or Longer	36.4	33.8		61.0	52.3	
All Other	39.1	28.5		26.5	18.6	
Boarded Up	22.0	N/A		37.9	N/A	



SAVIN HILL, FIELDS CORNER, LOWER MILLS-ELECTORAL DISTRICT THREE-AND BOSTON, 1980

	City of Boston	Electoral District Three	All				
			Ashmont (11)	East Lower Mills, Cedar Grove (16)	Fields Corner East (15)	Meetinghouse Hill (17)	Nepaunet, Port Norfolk (18)
Total Persons	562,994	62,661 <sup>a</sup>	6,883	5,679	2,111	6,803	8,317
Race & Spanish Origin							
White	393,937	48,856	6,232	5,585	2,002	4,554	8,203
Black	126,229	9,310	446	39	30	1,412	56
Percent of Total	22.4	15.0	6.5	0.7	1.4	20.8	0.7
American Indian, Eskimo, Aleut	1,302	162	17	6	5	26	3
Asian & Pacific Islander	15,150	366	61	25	11	50	22
Other	26,376	3,522	127	24	63	761	33
Spanish Origin	36,068	3,754	173	34	87	872	30
Percent of Total	6.4	6.0	2.5	0.6	4.1	12.8	0.4
Median Age	28.9	29.2	34.8	41.8	32.7	26.5	32.5
School Enrollment							
Persons 3 Years Old & Over	173,439	17,729	1,906	1,389	429	1,991	2,281
Enrolled in School							
Percent in							
Nursery School	2.4	2.7	2.0	4.5	5.1	2.7	3.2
Kindergarten & Elementary (1-8)	36.8	51.4	46.6	38.7	55.2	53.6	50.5
High School (1-4)	18.7	26.9	20.4	29.2	25.4	30.3	23.5
College	42.1	18.9	31.1	27.6	14.2	13.4	22.8
Persons 25 Years & Older							
Percent High School Graduates	68.4	65.5	73.2	70.7	55.9	60.8	68.7
Number of Households	218,457	21,764	2,591	2,250	829	2,290	2,829
Number of Families	117,832	14,735	1,679	1,420	509	1,655	2,054
Families as a Percent of							
All Households	53.9	67.7	64.8	63.1	61.4	72.3	72.6
Female Householder, No Husband Present	35,018	4,304	390	249	145	575	441



City of Boston	Electoral District Three	Aahmont (11)	East Lower Hills, Cedar Grove (14)	Fields Corner East (15)	Heetinghouse Hill (17)	Neponset, Port Norfolk (18)
Persons 5 Years & Over Percent Living in Same House in 1975 and 1980	532,569 52.9	6,843 54.3	5,686 72.0	1,971 62.8	6,277 60.2	7,965 72.0
Labor Force Percent of Persons 16 Yrs & Over	60.0	60.9	53.5	53.3	60.4	61.6
Unemployed Percent of Civilian Labor Force	6.1	5.4	3.2	9.9	6.6	6.7
Median Household Income, 1979	\$12,530	17,137	14,303	11,238	11,795	16,368
Median Family Income, 1979	\$16,062	19,958	21,475	15,972	13,893	20,343
Percent of Persons Below Poverty Level	20.2	10.5	6.2	18.1	26.0	9.5
Year-Round Housing Units	241,304	2,710	2,313	927	2,540	2,945
Owner-Occupied Housing Units Percent of Occupied Units	59,504 27.2	1,126 43.5	1,027 45.6	336 40.5	673 29.4	1,247 44.1
Renter-Occupied Housing Units	158,953	1,465	1,223	493	1,617	1,582
Vacant Housing Units For Sale Only	22,847 1,092	119 10	63 11	98 11	250 11	116 11
For Rent	12,828	54	26	59	170	72
Other Vacants Boarded Up	8,327 5,030	55 21	26 1	39 19	69 27	44 1
Median Value of Single Family, Owner-Occupied Housing Units	\$36,000	33,500	33,100	24,000	20,500	30,400





	City of Boston	Electoral District Three	Ashmont (11)	East Lower Hills, Cedar Grove (14)	Fields Corner East (15)	Meetinghouse Hill (17)	Neponset, Port Norfolk (18)
Year Householder Moved Into Unit							
Owner-Occupied							
1970-1980	24,747	3,178	456	408	86	293	395
1960-1969	13,568	1,845	321	271	95	84	303
1950-1959	9,369	1,226	157	159	66	110	228
1949 or Earlier	11,805	1,749	186	246	138	184	256
Renter-Occupied							
1975-1980	104,929	8,058	873	573	251	1,059	879
1970-1974	24,734	2,491	310	246	45	275	340
1960-1969	17,714	2,049	241	254	58	239	273
1959 or Earlier	11,591	1,259	111	116	62	145	180
Year Structure Built							
Year-Round Housing Units							
1970-1980	17,287	651	107	227	8	6	40
1960-1969	21,792	1,345	267	264	25	95	160
1950-1959	22,997	2,146	98	134	34	93	154
1940-1949	27,336	2,448	256	240	115	342	228
1939 or Earlier	151,931	17,912	2,049	1,470	719	2,096	2,391
Stores In Structure							
1 to 3	171,023	22,146	2,520	1,734	901	2,515	2,824
4 to 6	51,201	1,443	252	410	-	101	149
7 or More	19,119	913	5	191	-	16	-
Units In Structure							
1, detached	28,962	4,011	757	832	206	140	662
1, attached	8,784	292	14	49	37	49	58
2	35,535	5,374	798	573	252	404	975
3 & 4	64,432	10,180	721	263	365	1,793	955
5 or More	103,373	4,633	487	660	41	246	323
Median Single Family, Monthly Owner Costs							
With a Mortgage	\$407	392	411	386	374	344	389
Without a Mortgage	251	249	250+	250+	183	216	243
Median Gross Rent	\$251	257	267	237	257	247	284

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U. S. Bureau of the Census, September 1983.

Source: Boston Redevelopment Authority, Research Department, Boston Population and Housing by Neighborhood Areas, 1980; Demographic Information from the U. S. Bureau of the Census, September 1983.



POPULATION AND HOUSING BY NEIGHBORHOOD AREAS:  
SAVIN HILL, FIELDS CORNER, LOWER HILLS-ELECTORAL DISTRICT THREE-AND BOSTON, 1980

	Part					
	Columbia, Savin Hill, Columbia Pt. (8)	Uptown Corner, Jones Hill (10)	Woodlawn North, Mt Woodlawn (12)	Codman Sq. East Mt Can, East Codman Hill (13)	Field Corner (16)	St. Marks (19)
Total Persons	12,680	11,109	4,921	9,884	5,881	8,644
Race & Spanish Origin						
White	10,894	5,626	1,192	1,617	2,158	7,635
Black	1,221	2,757	3,101	7,612	3,090	702
Percent of Total	9.6	24.8	63.0	77.0	52.5	8.1
American Indian, Eskimo, Aleut	33	60	20	53	8	38
Asian & Pacific Islander	95	61	18	32	46	35
Other	437	2,605	590	570	579	214
Spanish Origin	687	2,293	634	652	742	272
Percent of Total	5.4	20.6	12.9	6.6	12.6	3.1
Median Age	29.1	27.5	22.8	24.4	24.2	29.3
School Enrollment						
Persons 3 Years Old & Over	3,532	3,074	1,892	3,725	2,228	2,191
Enrolled in School						
Percent In						
Nursery School	2.5	2.9	2.1	3.6	4.7	4.0
Kindergarten & Elementary (1-8)	51.9	57.4	60.6	50.6	50.2	53.5
High School (1-4)	27.6	24.8	25.6	27.8	23.4	23.8
College	18.1	14.9	11.7	18.1	15.4	18.7
Persons 25 Years & Older						
Percent High School Graduates	62.4	55.2	64.1	63.0	63.9	64.6
Number of Households	4,683	3,684	1,512	2,967	1,686	3,027
Number of Families	3,079	2,623	1,138	2,313	1,194	2,073
Families as a Percent of All Households	65.7	71.2	75.3	78.0	70.8	68.5
Female Householder, No Husband Present	972	887	566	1,037	466	532
West Mt Can, West Codman Hill, West Lower Hills (20)						5,951
						2,290
						3,533
						59.4
						10
						110
						205
						3.4
						27.4
						2,035
						70.1
						1,888
						1,369
						72.5
						439



	Part					
	Columbia, Savin Hill, Columbia Pt.	Uplands, Corner, Jones Hill	Boddoin North, Mt Boddoin	Codman Sq- East W. Can, East Codman Hill	Field Corner East Codman Hill	St. Marks West W. Can, West Codman Hill, West Lower Hilla
	(8)	(10)	(12)	(13)	(16)	(19)
Persons 5 Years & Over	11,768	10,295	4,339	8,752	5,326	8,105
Percent Living in Same House in 1975 and 1980	59.8	46.9	56.4	54.9	57.5	62.1
Labor Force	60.4	56.3	52.5	56.8	62.1	64.2
Unemployed	5.3	9.5	9.3	8.8	8.2	6.0
Percent of Civilian Labor Force						
Median Household Income, 1979	\$13,012	10,473	8,868	11,360	14,336	14,429
Median Family Income, 1979	\$17,090	12,294	10,687	12,679	14,598	16,921
Percent of Persons Below Poverty Level	16.9	26.2	38.6	28.2	20.7	12.8
Year-Round Housing Units	6,093	4,013	1,735	3,380	1,864	3,394
Owner-Occupied Housing Units	1,347	916	430	1,924	668	1,068
Percent of Occupied Units	28.8	24.9	28.4	34.5	39.6	35.3
Renter-Occupied Housing Units	3,336	2,768	1,082	1,942	1,018	1,959
Vacant Housing Units	1,410	329	223	413	178	367
For Sale Only	17	8	6	27	4	9
For Rent	1,130	197	127	263	95	230
Other Vacants	263	124	90	123	79	128
Boarded Up	845	58	32	73	37	83
Median Value of Single Family, Owner-Occupied Housing Units	\$23,300	20,300	19,300	25,300	30,300	27,300
						29,500









Establishments and Employment  
in  
Boston Harbor Neighborhoods  
1981

Jeffrey Brown  
Boston Redevelopment Authority  
Research Department

In Boston's modern urban economy, marine-related activities account for only a tiny fraction of the city's job base. Although the waterfront was once vital to the city's job base, the Boston economy is now dominated by land-based activities related to information, knowledge, communication, finance, health and educational services, legal and business services and retail trade.

Marine-related activities such as fishing, water transportation, ship repair, fuel distribution, cargo handling, recreational boating, and retailers of marine supplies employ, at most, four thousand workers. More likely, the marine-related jobs number around 1,000 to 2,000, or less than one percent of all jobs in Boston.

Other businesses that happen to be on Boston's waterfront, such as hotels, offices, restaurants, museums and manufacturing plants, employ around 15,000-20,000 workers, or three to four percent of Boston's total employment.

The most accurate data on employment in sub-city areas of Boston are County Business Patterns by zip code area (1981). For the six zip code areas that touch the waterfront (02109, 02110, 02127, 02128, 02129, and 02210), our file shows 4,600 private business establishments and 130,000 jobs (see attached table and maps). This includes 20,000 jobs in finance, insurance, real estate and business services in the financial district; 14,000 manufacturing jobs in Charlestown, East Boston, and South Boston; 11,000 jobs at Logan Airport; and 7,000 jobs in eating and drinking places and hotels.



BOSTON NEIGHBORHOOD BUSINESS PATTERNS  
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES  
BY TYPE OF BUSINESS, 1981

**Boston Harbor Neighborhood Zip Code Areas \***

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	AGRI. & MINING	15	484
	CONSTRUCTION	143	3,050
15	GENERAL CONTRACTORS	45	1,080
16	HEAVY CONSTRUCTION	4	33
17	SPECIAL TRADE CONTRACTORS	95	1,936
	MANUFACTURING	361	17,173
20	FOOD & KINDRED PRODUCTS	37	3,609
21	TOBACCO MANUFACTURES	0	0
22	TEXTILE MILL PRODUCTS	16	1,431
23	APPAREL & OTHER TEXTILE	39	2,213
24	LUMBER & WOOD	9	314
25	FURNITURE & FIXTURES	5	105
26	PAPER & ALLIED PRODUCTS	12	424
27	PRINTING & PUBLISHING	126	3,355
28	CHEMICALS	12	861
29	PETROLEUM & COAL PRODUCTS	2	41
30	RUBBER & PLASTICS	9	249
31	LEATHER	7	414
32	STONE, CLAY & GLASS	4	216
33	PRIMARY METALS	5	79
34	FABRICATED METAL	26	680
35	MACHINERY EX. ELECTRICAL	15	245
36	ELECTRIC & ELECTRONIC EQUIPMENT	13	1,216
37	TRANSPORTATION EQUIPMENT	4	844
38	INSTRUMENTS	5	71
39	MISCELLANEOUS MANUFACTURING	17	805
	TRANSPORT. & PUBLIC UTILITIES	277	21,420
41	LOCAL TRANSIT	9	206
42	TRUCKING & WAREHOUSING	65	1,461
44	WATER TRANSPORTATION	34	612
45	TRANSPORTATION BY AIR	37	10,952
47	TRANSPORTATION SERVICES	97	2,205
48	COMMUNICATION	29	5,525
49	ELECTRIC, GAS & SANITARY SERVICES	6	460

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\* Does not include Dorchester-Columbia Point, Dorchester-Neponset, or South Dorchester, zip code areas 02125, 02122, or 02124.



## CONTINUED

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	WHOLESALE TRADE	427	7,078
50	WHOLESALE TRADE-DURABLE	196	3,045
51	WHOLESALE TRADE-NONDURABLE	231	4,033
	RETAIL TRADE	701	12,122
52	BUILDING MATERIALS & GARDEN	15	129
53	GENERAL MERCHANDISE STORES	12	196
54	FOOD STORES	100	1,801
55	AUTOMOTIVE DEALERS & SERVICE	26	219
56	APPAREL & ACCESSORY STORES	80	967
57	FURNITURE & HOME FURNISHINGS	26	175
58	EATING & DRINKING PLACES	267	6,691
59	MISCELLANEOUS RETAIL	174	1,944
	FINANCE-INSURANCE-REAL ESTATE	1,059	30,924
60	BANKING	79	7,353
61	CREDIT AGENCIES	88	1,419
62	SECURITY, COMMODITY BROKERS	155	5,249
63	INSURANCE CARRIERS	105	7,209
64	INSURANCE AGENTS, BROKERS	209	3,330
65	REAL ESTATE	269	5,046
66	COMBINED REAL ESTATE-INSURANCE	6	28
67	HOLDING & OTHER INVESTMENT	148	1,289
	SERVICES	1,467	36,016
70	HOTELS & OTHER LODGING	16	664
72	PERSONAL SERVICES	76	810
73	BUSINESS SERVICES	359	12,439
75	AUTO REPAIR	75	1,025
76	MISCELLANEOUS REPAIR	19	179
78	MOTION PICTURES	15	106
79	AMUSEMENT & RECREATION	34	984
80	HEALTH SERVICES	81	5,932
81	LEGAL SERVICES	403	5,925
82	EDUCATIONAL SERVICES	25	661
83	SOCIAL SERVICES	55	1,307
84	MUSEUMS	1	14
86	MEMBERSHIP ORGANIZATIONS	112	1,601
89	MISCELLANEOUS SERVICES	196	4,569
	NONCLASSIFIABLE ESTABLISHMENTS	199	1,452
	TOTAL	4,649	129,719
	PERCENT OF BOSTON	30.1	30.0

SOURCE: U.S. BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, 1981.



BOSTON NEIGHBORHOOD BUSINESS PATTERNS  
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES  
BY TYPE OF BUSINESS, 1981

CITY OF BOSTON

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	AGRI. & MINING	59	988
	CONSTRUCTION	638	13,579
15	GENERAL CONTRACTORS	179	4,764
16	HEAVY CONSTRUCTION	46	2,751
17	SPECIAL TRADE CONTRACTORS	414	6,064
	MANUFACTURING	977	54,883
20	FOOD & KINDRED PRODUCTS	71	5,968
21	TOBACCO MANUFACTURES	1	2
22	TEXTILE MILL PRODUCTS	23	1,596
23	APPAREL & OTHER TEXTILE	174	7,284
24	LUMBER & WOOD	15	373
25	FURNITURE & FIXTURES	29	785
26	PAPER & ALLIED PRODUCTS	23	1,219
27	PRINTING & PUBLISHING	298	14,807
28	CHEMICALS	21	2,122
29	PETROLEUM & COAL PRODUCTS	3	55
30	RUBBER & PLASTICS	20	711
31	LEATHER	20	1,152
32	STONE, CLAY & GLASS	12	862
33	PRIMARY METALS	14	475
34	FABRICATED METAL	69	6,689
35	MACHINERY EX. ELECTRICAL	55	4,366
36	ELECTRIC & ELECTRONIC EQUIPMENT	40	3,021
37	TRANSPORTATION EQUIPMENT	13	1,543
38	INSTRUMENTS	19	409
39	MISCELLANEOUS MANUFACTURING	55	1,446
	TRANSPORT. & PUBLIC UTILITIES	613	36,987
41	LOCAL TRANSIT	84	2,318
42	TRUCKING & WAREHOUSING	151	2,985
44	WATER TRANSPORTATION	38	724
45	TRANSPORTATION BY AIR	66	11,375
47	TRANSPORTATION SERVICES	170	3,639
48	COMMUNICATION	77	11,511
49	ELECTRIC, GAS & SANITARY SERVICES	27	4,435

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CITY OF BOSTON  
CONTINUED

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	WHOLESALE TRADE	1,537	23,342
50	WHOLESALE TRADE-DURABLE	676	11,328
51	WHOLESALE TRADE-NONDURABLE	662	12,014
	RETAIL TRADE	3,289	58,761
52	BUILDING MATERIALS & GARDEN	86	699
53	GENERAL MERCHANDISE STORES	69	7,415
54	FOOD STORES	395	8,361
55	AUTOMOTIVE DEALERS & SERVICE	220	2,138
56	APPAREL & ACCESSORY STORES	377	4,418
57	FURNITURE & HOME FURNISHINGS	165	1,281
58	EATING & DRINKING PLACES	1,070	23,951
59	MISCELLANEOUS RETAIL	907	10,496
	FINANCE-INSURANCE-REAL ESTATE	2,183	69,227
60	BANKING	219	17,354
61	CREDIT AGENCIES	189	2,467
62	SECURITY, COMMODITY BROKERS	232	7,846
63	INSURANCE CARRIERS	246	22,100
64	INSURANCE AGENTS, BROKERS	332	7,206
65	REAL ESTATE	698	8,821
66	COMBINED REAL ESTATE-INSURANCE	13	48
67	HOLDING & OTHER INVESTMENT	255	3,385
	SERVICES	5,591	167,620
70	HOTELS & OTHER LODGING	83	6,019
72	PERSONAL SERVICES	485	4,600
73	BUSINESS SERVICES	1,031	36,516
75	AUTO REPAIR	359	3,616
76	MISCELLANEOUS REPAIR	137	967
78	MOTION PICTURES	121	1,682
79	AMUSEMENT & RECREATION	124	3,190
80	HEALTH SERVICES	844	42,295
81	LEGAL SERVICES	823	9,391
82	EDUCATIONAL SERVICES	169	18,859
83	SOCIAL SERVICES	362	15,044
84	MUSEUMS	15	672
86	MEMBERSHIP ORGANIZATIONS	539	7,717
89	MISCELLANEOUS SERVICES	499	17,254
	NONCLASSIFIABLE ESTABLISHMENTS	747	7,142
	TOTAL	15,434	432,529
	PERCENT OF BOSTON	100.0	100.0

SOURCE: U.S. BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, 1981.



BOSTON NEIGHBORHOOD BUSINESS PATTERNS  
 NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES  
 BY TYPE OF BUSINESS, 1981

EAST BOSTON  
 ZIP CODE AREA 02128

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	AGRI. & MINING	2	9
	CONSTRUCTION	31	344
15	GENERAL CONTRACTORS	6	47
16	HEAVY CONSTRUCTION	0	0
17	SPECIAL TRADE CONTRACTORS	24	297
	MANUFACTURING	48	2,791
20	FOOD & KINDRED PRODUCTS	7	30
21	TOBACCO MANUFACTURES	0	0
22	TEXTILE MILL PRODUCTS	2	364
23	APPAREL & OTHER TEXTILE	10	705
24	LUMBER & WOOD	1	2
25	FURNITURE & FIXTURES	1	14
26	PAPER & ALLIED PRODUCTS	0	0
27	PRINTING & PUBLISHING	5	33
28	CHEMICALS	0	0
29	PETROLEUM & COAL PRODUCTS	1	34
30	RUBBER & PLASTICS	1	34
31	LEATHER	0	0
32	STONE, CLAY & GLASS	0	0
33	PRIMARY METALS	0	0
34	FABRICATED METAL	10	235
35	MACHINERY EX. ELECTRICAL	4	21
36	ELECTRIC & ELECTRONIC EQUIPMENT	2	48
37	TRANSPORTATION EQUIPMENT	3	830
38	INSTRUMENTS	0	0
39	MISCELLANEOUS MANUFACTURING	3	441
	TRANSP. & PUB. U.	102	12,053
41	LOCAL TRANSIT	2	17
42	TRUCKING & WAREHOUSING	15	335
44	WATER TRANSPORTATION	14	174
45	TRANSPORTATION BY AIR	35	10,945
47	TRANSPORTATION SERVICES	35	569
48	COMMUNICATION	0	0
49	ELECTRIC, GAS & SANITARY SERVICES	1	14

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ZIP CODE AREA 02128  
CONTINUED

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	WHOLESALE TRADE	26	436
50	WHOLESALE TRADE-DURABLE	14	275
51	WHOLESALE TRADE-NONDURABLE	11	162
	RETAIL TRADE	134	2,766
52	BUILDING MATERIALS & GARDEN	7	25
53	GENERAL MERCHANDISE STORES	3	38
54	FOOD STORES	25	371
55	AUTOMOTIVE DEALERS & SERVICE	10	121
56	APPAREL & ACCESSORY STORES	9	138
57	FURNITURE & HOME FURNISHINGS	8	46
58	EATING & DRINKING PLACES	40	1,707
59	MISCELLANEOUS RETAIL	31	320
	FINANCE-INS.-R.E.	22	186
60	BANKING	9	106
61	CREDIT AGENCIES	1	34
62	SECURITY, COMMODITY BROKERS	0	0
63	INSURANCE CARRIERS	0	0
64	INSURANCE AGENTS, BROKERS	6	26
65	REAL ESTATE	5	16
66	COMBINED REAL ESTATE-INSURANCE	1	2
67	HOLDING & OTHER INVESTMENT	1	2
	SERVICES	120	4,020
70	HOTELS & OTHER LODGING	3	550
72	PERSONAL SERVICES	18	96
73	BUSINESS SERVICES	19	1,189
75	AUTO REPAIR	20	520
76	MISCELLANEOUS REPAIR	5	33
78	MOVIE PICTURES	0	0
79	AMUSEMENT & RECREATION	5	663
80	HEALTH SERVICES	17	609
81	LEGAL SERVICES	4	9
82	EDUCATIONAL SERVICES	5	86
83	SOCIAL SERVICES	10	177
84	MUSEUMS	0	0
86	MEMBERSHIP ORGANIZATIONS	13	70
89	MISCELLANEOUS SERVICES	4	18
	NONCLASSIFIABLE ESTABLISHMENTS	11	39
	TOTAL	495	22,645
	PERCENT OF SUFFOLK COUNTY	2.9	5.0

SOURCE: U.S. BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, 1961.



BOSTON NEIGHBORHOOD BUSINESS PATTERNS  
 NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES  
 BY TYPE OF BUSINESS, 1981

CHARLESTOWN  
 ZIP CODE AREA 02129

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	AGRI. & MINING	0	0
	CONSTRUCTION	17	371
15	GENERAL CONTRACTORS	6	112
16	HEAVY CONSTRUCTION	0	0
17	SPECIAL TRADE CONTRACTORS	11	259
	MANUFACTURING	29	3,206
20	FOOD & KINDRED PRODUCTS	7	2,391
21	TOBACCO MANUFACTURES	0	0
22	TEXTILE MILL PRODUCTS	1	7
23	APPAREL & OTHER TEXTILE	3	210
24	LUMBER & WOOD	1	14
25	FURNITURE & FIXTURES	0	0
26	PAPER & ALLIED PRODUCTS	2	79
27	PRINTING & PUBLISHING	6	163
28	CHEMICALS	1	14
29	PETROLEUM & COAL PRODUCTS	1	7
30	RUBBER & PLASTICS	2	21
31	LEATHER	1	34
32	STONE, CLAY & GLASS	2	181
33	PRIMARY METALS	0	0
34	FABRICATED METAL	2	79
35	MACHINERY EX. ELECTRICAL	1	7
36	ELECTRIC & ELECTRONIC EQUIPMENT	0	0
37	TRANSPORTATION EQUIPMENT	0	0
38	INSTRUMENTS	0	0
39	MISCELLANEOUS MANUFACTURING	0	0
	TRANSP. & PUB. U.	10	804
41	LOCAL TRANSIT	0	0
42	TRUCKING & WAREHOUSING	6	39
44	WATER TRANSPORTATION	1	2
45	TRANSPORTATION BY AIR	0	0
47	TRANSPORTATION SERVICES	2	657
48	COMMUNICATION	2	106
49	ELECTRIC, GAS & SANITARY SERVICES	0	0

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ZIP CODE AREA 02129  
CONTINUED

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	WHOLESALE TRADE	32	540
50	WHOLESALE TRADE-DURABLE	17	276
51	WHOLESALE TRADE-NONDURABLE	15	263
	RETAIL TRADE	54	518
52	BUILDING MATERIALS & GARDEN	2	75
53	GENERAL MERCHANDISE STORES	0	0
54	FOOD STORES	10	104
55	AUTOMOTIVE DEALERS & SERVICE	2	9
56	APPAREL & ACCESSORY STORES	3	7
57	FURNITURE & HOME FURNISHINGS	1	2
58	EATING & DRINKING PLACES	23	184
59	MISCELLANEOUS RETAIL	13	137
	FINANCE-INS.-R.E.	10	75
60	BANKING	1	7
61	CREDIT AGENCIES	2	14
62	SECURITY, COMMODITY BROKERS	1	34
63	INSURANCE CARRIERS	2	5
64	INSURANCE AGENTS, BROKERS	1	2
65	REAL ESTATE	2	9
66	COMBINED REAL ESTATE-INSURANCE	1	2
67	HOLDING & OTHER INVESTMENT	1	2
	SERVICES	62	1,084
70	HOTELS & OTHER LODGING	1	2
72	PERSONAL SERVICES	8	25
73	BUSINESS SERVICES	8	98
75	AUTO REPAIR	5	14
76	MISCELLANEOUS REPAIR	1	2
78	MOVIE PICTURES	2	5
79	AMUSEMENT & RECREATION	1	2
80	HEALTH SERVICES	8	93
81	LEGAL SERVICES	3	11
82	EDUCATIONAL SERVICES	2	369
83	SOCIAL SERVICES	7	255
84	MUSEUMS	1	14
86	MEMBERSHIP ORGANIZATIONS	10	114
89	MISCELLANEOUS SERVICES	5	21
	NONCLASSIFIABLE ESTABLISHMENTS	8	20
	TOTAL	223	6,618
	PERCENT OF SUFFOLK COUNTY	1.3	1.5



BOSTON NEIGHBORHOOD BUSINESS PATTERNS  
 NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES  
 BY TYPE OF BUSINESS, 1981  
 WATERFRONT  
 ZIP CODE AREA 02109

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	AGRI. & MINING	2	364
	CONSTRUCTION	17	788
15	GENERAL CONTRACTORS	14	736
16	HEAVY CONSTRUCTION	0	0
17	SPECIAL TRADE CONTRACTORS	4	52
	MANUFACTURING	15	105
20	FOOD & KINDRED PRODUCTS	1	7
21	TOBACCO MANUFACTURES	0	0
22	TEXTILE MILL PRODUCTS	0	0
23	APPAREL & OTHER TEXTILE	2	9
24	LUMBER & WOOD	1	7
25	FURNITURE & FIXTURES	0	0
26	PAPER & ALLIED PRODUCTS-	0	0
27	PRINTING & PUBLISHING	10	65
28	CHEMICALS	0	0
29	PETROLEUM & COAL PRODUCTS	0	0
30	RUBBER & PLASTICS	0	0
31	LEATHER	0	0
32	STONE, CLAY & GLASS	0	0
33	PRIMARY METALS	0	0
34	FABRICATED METAL	0	0
35	MACHINERY EX. ELECTRICAL	0	0
36	ELECTRIC & ELECTRONIC EQUIPMENT	0	0
37	TRANSPORTATION EQUIPMENT	0	0
38	INSTRUMENTS	2	17
39	MISCELLANEOUS MANUFACTURING	0	0
	TRANSP. & PUB. U.	51	1,723
41	LOCAL TRANSIT	4	149
42	TRUCKING & WAREHOUSING	1	2
44	WATER TRANSPORTATION	10	321
45	TRANSPORTATION BY AIR	0	0
47	TRANSPORTATION SERVICES	30	499
48	COMMUNICATION	6	390
49	ELECTRIC, GAS & SANITARY SERVICES	1	362

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## ZIP CODE AREA 02109

## CONTINUED

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	WHOLESALE TRADE	49	689
50	WHOLESALE TRADE-DURABLE	25	388
51	WHOLESALE TRADE-NONDURABLE	24	301
	RETAIL TRADE	193	3,053
52	BUILDING MATERIALS & GARDEN	1	2
53	GENERAL MERCHANDISE STORES	1	14
54	FOOD STORES	32	466
55	AUTOMOTIVE DEALERS & SERVICE	1	7
56	APPAREL & ACCESSORY STORES	32	191
57	FURNITURE & HOME FURNISHINGS	3	55
58	EATING & DRINKING PLACES	76	2,054
59	MISCELLANEOUS RETAIL	48	264
	FINANCE-INS.-R.E.	496	13,579
60	BANKING	35	3,367
61	CREDIT AGENCIES	46	796
62	SECURITY, COMMODITY BROKERS	78	3,140
63	INSURANCE CARRIERS	47	972
64	INSURANCE AGENTS, BROKERS	132	1,801
65	REAL ESTATE	105	2,988
66	COMBINED REAL ESTATE-INSURANCE	2	5
67	HOLDING & OTHER INVESTMENT	51	510
	SERVICES	650	12,499
70	HOTELS & OTHER LODGING	6	59
72	PERSONAL SERVICES	11	220
73	BUSINESS SERVICES	156	6,368
75	AUTO REPAIR	7	52
76	MISCELLANEOUS REPAIR	4	30
78	MOTION PICTURES	5	28
79	AMUSEMENT & RECREATION	8	68
80	HEALTH SERVICES	21	191
81	LEGAL SERVICES	275	3,083
82	EDUCATIONAL SERVICES	9	139
83	SOCIAL SERVICES	14	158
84	MUSEUMS	0	0
86	MEMBERSHIP ORGANIZATIONS	37	613
89	MISCELLANEOUS SERVICES	97	1,489
	NONCLASSIFIABLE ESTABLISHMENTS	107	451
	TOTAL	1,561	33,251
	PERCENT OF SUFFOLK COUNTY	9.4	7.4

SOURCE: U.S. BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, 1981.



BOSTON NEIGHBORHOOD BUSINESS PATTERNS  
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES  
BY TYPE OF BUSINESS, 1981  
FINANCIAL DISTRICT  
ZIP CODE AREA 02110

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	AGRI. & MINING	4	14
	CONSTRUCTION	15	146
15	GENERAL CONTRACTORS	8	63
16	HEAVY CONSTRUCTION	2	17
17	SPECIAL TRADE CONTRACTORS	6	66
	MANUFACTURING	83	2,800
20	FOOD & KINDRED PRODUCTS	3	108
21	TOBACCO MANUFACTURES	0	0
22	TEXTILE MILL PRODUCTS	5	733
23	APPAREL & OTHER TEXTILE	7	240
24	LUMBER & WOOD	3	38
25	FURNITURE & FIXTURES	2	17
26	PAPER & ALLIED PRODUCTS	3	55
27	PRINTING & PUBLISHING	38	595
28	CHEMICALS	4	545
29	PETROLEUM & COAL PRODUCTS	0	0
30	RUBBER & PLASTICS	2	14
31	LEATHER	1	14
32	STONE, CLAY & GLASS	0	0
33	PRIMARY METALS	1	2
34	FABRICATED METAL	2	36
35	MACHINERY EX. ELECTRICAL	1	7
36	ELECTRIC & ELECTRONIC EQUIPMENT	3	248
37	TRANSPORTATION EQUIPMENT	0	0
38	INSTRUMENTS	1	14
39	MISCELLANEOUS MANUFACTURING	8	134
	TRANSP. & PUB. U.	55	4,324
41	LOCAL TRANSIT	0	0
42	TRUCKING & WAREHOUSING	9	118
44	WATER TRANSPORTATION	7	32
45	TRANSPORTATION BY AIR	2	5
47	TRANSPORTATION SERVICES	19	254
48	COMMUNICATION	17	3,911
49	ELECTRIC, GAS & SANITARY SERVICES	2	5

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ZIP CODE AREA 02110  
CONTINUED

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	WHOLESALE TRADE	101	1,392
50	WHOLESALE TRADE-DURABLE	44	688
51	WHOLESALE TRADE-NONDURABLE	57	704
	RETAIL TRADE	136	2,678
52	BUILDING MATERIALS & GARDEN	1	7
53	GENERAL MERCHANDISE STORES	4	72
54	FOOD STORES	8	61
55	AUTOMOTIVE DEALERS & SERVICE	2	41
56	APPAREL & ACCESSORY STORES	20	235
57	FURNITURE & HOME FURNISHINGS	7	51
58	EATING & DRINKING PLACES	54	1,514
59	MISCELLANEOUS RETAIL	41	698
	FINANCE-INS.-R.E.	420	15,656
60	BANKING	25	3,627
61	CREDIT AGENCIES	33	510
62	SECURITY, COMMODITY BROKERS	73	2,061
63	INSURANCE CARRIERS	55	5,986
64	INSURANCE AGENTS, BROKERS	66	1,061
65	REAL ESTATE	119	1,814
66	COMBINED REAL ESTATE-INSURANCE	2	17
67	HOLDING & OTHER INVESTMENT	47	581
	SERVICES	453	15,016
70	HOTELS & OTHER LODGING	7	54
72	PERSONAL SERVICES	14	121
73	BUSINESS SERVICES	130	3,788
75	AUTO REPAIR	17	199
76	MISCELLANEOUS REPAIR	2	5
78	MOTION PICTURES	3	43
79	AMUSEMENT & RECREATION	11	111
80	HEALTH SERVICES	18	4,328
81	LEGAL SERVICES	120	2,786
82	EDUCATIONAL SERVICES	6	38
83	SOCIAL SERVICES	15	292
84	MUSEUMS	0	0
86	MEMBERSHIP ORGANIZATIONS	35	679
89	MISCELLANEOUS SERVICES	76	2,575
	NONCLASSIFIABLE ESTABLISHMENTS	46	862
	TOTAL	1,314	42,888
	PERCENT OF SUFFOLK COUNTY	7.2	9.5

SOURCE: U.S. BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, 1981.



BOSTON NEIGHBORHOOD BUSINESS PATTERNS  
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES  
BY TYPE OF BUSINESS, 1981  
SOUTH BOSTON-FORT POINT CHANNEL  
ZIP CODE AREA 02210

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	ACRI. & MINING	4	64
	CONSTRUCTION	11	292
15	GENERAL CONTRACTORS	2	36
16	HEAVY CONSTRUCTION	0	0
17	SPECIAL TRADE CONTRACTORS	9	256
	MANUFACTURING	102	5,000
20	FOOD & KINDRED PRODUCTS	12	804
21	TOBACCO MANUFACTURES	0	0
22	TEXTILE MILL PRODUCTS	3	222
23	APPAREL & OTHER TEXTILE	11	903
24	LUMBER & WOOD	2	79
25	FURNITURE & FIXTURES	1	72
26	PAPER & ALLIED PRODUCTS	3	195
27	PRINTING & PUBLISHING	53	1,928
28	CHEMICALS	2	41
29	PETROLEUM & COAL PRODUCTS	0	0
30	RUBBER & PLASTICS	1	72
31	LEATHER	3	280
32	STONE, CLAY & GLASS	1	34
33	PRIMARY METALS	0	0
34	FABRICATED METAL	1	34
35	MACHINERY EX. ELECTRICAL	3	16
36	ELECTRIC & ELECTRONIC EQUIPMENT	2	79
37	TRANSPORTATION EQUIPMENT	0	0
38	INSTRUMENTS	1	34
39	MISCELLANEOUS MANUFACTURING	4	209
	TRANSP. & PUB. U.	16	924
41	LOCAL TRANSIT	0	0
42	TRUCKING & WAREHOUSING	7	93
44	WATER TRANSPORTATION	3	81
45	TRANSPORTATION BY AIR	0	0
47	TRANSPORTATION SERVICES	4	26
48	COMMUNICATION	2	724
49	ELECTRIC, GAS & SANITARY SERVICES	0	0

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ZIP CODE AREA 02210  
CONTINUED

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	WHOLESALE TRADE	134	2,799
50	WHOLESALE TRADE-DURABLE	39	612
51	WHOLESALE TRADE-NONDURABLE	95	2,187
	RETAIL TRADE	38	1,257
52	BUILDING MATERIALS & GARDEN	0	0
53	GENERAL MERCHANDISE STORES	0	0
54	FOOD STORES	3	23
55	AUTOMOTIVE DEALERS & SERVICE	1	2
56	APPAREL & ACCESSORY STORES	8	271
57	FURNITURE & HOME FURNISHINGS	2	5
58	EATING & DRINKING PLACES	19	904
59	MISCELLANEOUS RETAIL	5	52
	FINANCE-INS.-R.E.	36	960
60	BANKING	5	37
61	CREDIT AGENCIES	2	28
62	SECURITY, COMMODITY BROKERS	2	14
63	INSURANCE CARRIERS	2	246
64	INSURANCE AGENTS, BROKERS	2	434
65	REAL ESTATE	20	160
66	COMBINED REAL ESTATE-INSURANCE	0	0
67	HOLDING & OTHER INVESTMENT	4	41
	SERVICES	65	1,241
70	HOTELS & OTHER LODGING	0	0
72	PERSONAL SERVICES	1	2
73	BUSINESS SERVICES	26	559
75	AUTO REPAIR	6	39
76	MISCELLANEOUS REPAIR	4	26
78	MOTION PICTURES	2	17
79	AMUSEMENT & RECREATION	4	122
80	HEALTH SERVICES	0	0
81	LEGAL SERVICES	2	36
82	EDUCATIONAL SERVICES	0	0
83	SOCIAL SERVICES	4	224
84	MUSEUMS	0	0
86	MEMBERSHIP ORGANIZATIONS	5	21
89	MISCELLANEOUS SERVICES	12	196
	NONCLASSIFIABLE ESTABLISHMENTS	13	32
	TOTAL	418	12,590
	PERCENT OF SUFFOLK COUNTY	2.5	2.3

SOURCE: U.S. BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, 1981.



BOSTON NEIGHBORHOOD BUSINESS PATTERNS  
 NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES  
 BY TYPE OF BUSINESS, 1981  
 SOUTH BOSTON(PART)  
 ZIP CODE AREA 02127

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	ACRI.& MINING	4	14
	CONSTRUCTION	52	1,108
15	GENERAL CONTRACTORS	9	86
16	HEAVY CONSTRUCTION	2	17
17	SPECIAL TRADE CONTRACTORS	41	1,006
	MANUFACTURING	84	3,271
20	FOOD & KINDRED PRODUCTS	8	269
21	TOBACCO MANUFACTURES	0	0
22	TEXTILE MILL PRODUCTS	6	105
23	APPAREL & CHTER TEXTILE	7	146
24	LUMBER & WOOD	1	174
25	FURNITURE & FIXTURES	1	2
26	PAPER & ALLIED PRODUCTS	4	96
27	PRINTING & PUBLISHING	15	571
28	CHEMICALS	5	262
29	PETROLEUM & COAL PRODUCTS	0	0
30	RUBBER & PLASTICS	3	108
31	LEATHER	2	86
32	STONE,CLAY & GLASS	1	2
33	PRIMARY METALS	4	77
34	FABRICATED METAL	12	296
35	MACHINERY EX. ELECTRICAL	7	194
36	ELECTRIC & ELECTRONIC EQUIPMENT	7	841
37	TRANSPORTATION EQUIPMENT	1	14
38	INSTRUMENTS	1	7
39	MISCELLANEOUS MANUFACTURING	2	21
	TRANSP.& PUB.U.	42	1,591
41	LOCAL TRANSIT	4	41
42	TRUCKING & WAREHOUSING	27	873
44	WATER TRANSPORTATION	0	0
45	TRANSPORTATION BY AIR	1	2
47	TRANSPORTATION SERVICES	7	201
48	COMMUNICATION	2	395
49	ELECTRIC,GAS & SANITARY SERVICES	2	79

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ZIP CODE AREA 02127  
CONTINUED

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	WHOLESALE TRADE	85	1,221
50	WHOLESALE TRADE-DURABLE	57	806
51	WHOLESALE TRADE-NONDURABLE	29	416
	RETAIL TRADE	146	1,850
52	BUILDING MATERIALS & GARDEN	5	21
53	GENERAL MERCHANDISE STORES	5	71
54	FOOD STORES	22	775
55	AUTOMOTIVE DEALERS & SERVICE	10	39
56	APPAREL & ACCESSORY STORES	8	126
57	FURNITURE & HOME FURNISHINGS	5	16
58	EATING & DRINKING PLACES	55	328
59	MISCELLANEOUS RETAIL	36	473
	FINANCE-INS.-R.E.	74	468
60	BANKING	4	209
61	CREDIT AGENCIES	4	38
62	SECURITY, COMMODITY BROKERS	0	0
63	INSURANCE CARRIERS	0	0
64	INSURANCE AGENTS, BROKERS	3	7
65	REAL ESTATE	18	59
66	COMBINED REAL ESTATE-INSURANCE	1	2
67	HOLDING & OTHER INVESTMENT	44	153
	SERVICES	116	2,156
70	HOTELS & OTHER LODGING	0	0
72	PERSONAL SERVICES	24	346
73	BUSINESS SERVICES	20	438
75	AUTO REPAIR	20	261
76	MISCELLANEOUS REPAIR	4	84
78	MOTION PICTURES	4	14
79	AMUSEMENT & RECREATION	5	16
80	HEALTH SERVICES	17	711
81	LEGAL SERVICES	0	0
82	EDUCATIONAL SERVICES	4	30
83	SOCIAL SERVICES	6	262
84	MUSEUMS	0	0
86	MEMBERSHIP ORGANIZATIONS	12	106
89	MISCELLANEOUS SERVICES	2	9
	NONCLASSIFIABLE ESTABLISHMENTS	14	48
	TOTAL	617	11,727
	PERCENT OF SUFFOLK COUNTY	3.7	2.3

SOURCE: U.S. BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, 1961.



BOSTON NEIGHBORHOOD BUSINESS PATTERNS  
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES  
BY TYPE OF BUSINESS, 1981  
DORCHESTER-COLUMBIA POINT  
ZIP CODE AREA 02125

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	ACRI. & MINING	1	2
	CONSTRUCTION	16	246
15	GENERAL CONTRACTORS	3	7
16	HEAVY CONSTRUCTION	0	0
17	SPECIAL TRADE CONTRACTORS	13	239
	MANUFACTURING	17	1,762
20	FOOD & KINDRED PRODUCTS	5	731
21	TOBACCO MANUFACTURES	0	0
22	TEXTILE MILL PRODUCTS	0	0
23	APPAREL & OTHER TEXTILE	0	0
24	LUMBER & WOOD	0	0
25	FURNITURE & FIXTURES	1	72
26	PAPER & ALLIED PRODUCTS	0	0
27	PRINTING & PUBLISHING	1	174
28	CHEMICALS	0	0
29	PETROLEUM & COAL PRODUCTS	0	0
30	RUBBER & PLASTICS	0	0
31	LEATHER	0	0
32	STONE, CLAY & GLASS	0	0
33	PRIMARY METALS	3	241
34	FABRICATED METAL	3	222
35	MACHINERY EX. ELECTRICAL	3	178
36	ELECTRIC & ELECTRONIC EQUIPMENT	1	72
37	TRANSPORTATION EQUIPMENT	1	72
38	INSTRUMENTS	0	0
39	MISCELLANEOUS MANUFACTURING	0	0
	TRANSP. & PUB. U.	12	1,394
41	LOCAL TRANSIT	4	821
42	TRUCKING & WAREHOUSING	4	282
44	WATER TRANSPORTATION	0	0
45	TRANSPORTATION BY AIR	0	0
47	TRANSPORTATION SERVICES	1	2
48	COMMUNICATION	4	289
49	ELECTRIC, GAS & SANITARY SERVICES	0	0

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ZIP CODE AREA 02125  
CONTINUED

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	WHOLESALE TRADE	21	208
50	WHOLESALE TRADE-DURABLE	14	108
51	WHOLESALE TRADE-NONDURABLE	7	100
	RETAIL TRADE	51	374
52	BUILDING MATERIALS & GARDEN	1	7
53	GENERAL MERCHANDISE STORES	1	2
54	FOOD STORES	6	30
55	AUTOMOTIVE DEALERS & SERVICE	4	30
56	APPAREL & ACCESSORY STORES	3	16
57	FURNITURE & HOME FURNISHINGS	4	30
58	EATING & DRINKING PLACES.	19	158
59	MISCELLANEOUS RETAIL	14	100
	FINANCE-INS.-R.E.	10	2,249
60	BANKING	5	2,207
61	CREDIT AGENCIES	3	19
62	SECURITY, COMMODITY BROKERS	0	0
63	INSURANCE CARRIERS	1	14
64	INSURANCE AGENTS, BROKERS	0	0
65	REAL ESTATE	2	9
66	COMBINED REAL ESTATE-INSURANCE	0	0
67	HOLDING & OTHER INVESTMENT	0	0
	SERVICES	63	2,291
70	HOTELS & OTHER LODGING	1	34
72	PERSONAL SERVICES	9	242
73	BUSINESS SERVICES	7	518
75	AUTO REPAIR	6	71
76	MISCELLANEOUS REPAIR	5	52
78	MOTION PICTURES	0	0
79	AMUSEMENT & RECREATION	2	5
80	HEALTH SERVICES	14	1,014
81	LEGAL SERVICES	2	5
82	EDUCATIONAL SERVICES	4	91
83	SOCIAL SERVICES	10	215
84	MUSEUMS	0	0
86	MEMBERSHIP ORGANIZATIONS	4	45
89	MISCELLANEOUS SERVICES	0	0
	NONCLASSIFIABLE ESTABLISHMENTS	17	120
	TOTAL	229	8,646
	PERCENT OF SUFFOLK COUNTY	1.2	1.9

SOURCE: U.S. BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, 1961.



BOSTON NEIGHBORHOOD BUSINESS PATTERNS  
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES  
BY TYPE OF BUSINESS, 1981  
DORCHESTER-NEPONSET  
ZIP CODE AREA 02122

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	ACRI. & MINING	1	14
	CONSTRUCTION	37	500
15	GENERAL CONTRACTORS	6	42
16	HEAVY CONSTRUCTION	2	41
17	SPECIAL TRADE CONTRACTORS	29	417
	MANUFACTURING	24	794
20	FOOD & KINDRED PRODUCTS	3	101
21	TOBACCO MANUFACTURES	0	0
22	TEXTILE MILL PRODUCTS	0	0
23	APPAREL & OTHER TEXTILE	3	11
24	LUMBER & WOOD	1	2
25	FURNITURE & FIXTURES	0	0
26	PAPER & ALLIED PRODUCTS	0	0
27	PRINTING & PUBLISHING	3	70
28	CHEMICALS	0	0
29	PETROLEUM & COAL PRODUCTS	0	0
30	RUBBER & PLASTICS	0	0
31	LEATHER	1	34
32	STONE, CLAY & GLASS	0	0
33	PRIMARY METALS	0	0
34	FABRICATED METAL	6	57
35	MACHINERY EX. ELECTRICAL	3	86
36	ELECTRIC & ELECTRONIC EQUIPMENT	1	2
37	TRANSPORTATION EQUIPMENT	1	362
38	INSTRUMENTS	0	0
39	MISCELLANEOUS MANUFACTURING	3	70
	TRANSP. & PUB. U.	17	260
41	LOCAL TRANSIT	6	47
42	TRUCKING & WAREHOUSING	5	23
44	WATER TRANSPORTATION	0	0
45	TRANSPORTATION BY AIR	0	0
47	TRANSPORTATION SERVICES	2	5
48	COMMUNICATION	1	72
49	ELECTRIC, GAS & SANITARY SERVICES	3	113

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ZIP CODE AREA 02122  
CONTINUED

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	WHOLESALE TRADE	36	668
50	WHOLESALE TRADE-DURABLE	27	247
51	WHOLESALE TRADE-NONDURABLE	9	421
	RETAIL TRADE	147	2,941
52	BUILDING MATERIALS & GARDEN	8	75
53	GENERAL MERCHANDISE STORES	5	265
54	FOOD STORES	25	893
55	AUTOMOTIVE DEALERS & SERVICE	23	266
56	APPAREL & ACCESSORY STORES	11	84
57	FURNITURE & HOME FURNISHINGS	6	23
58	EATING & DRINKING PLACES	36	909
59	MISCELLANEOUS RETAIL	34	427
	FINANCE-INS.-R.E.	33	234
60	BANKING	6	78
61	CREDIT AGENCIES	4	64
62	SECURITY, COMMODITY BROKERS	0	0
63	INSURANCE CARRIERS	4	18
64	INSURANCE AGENTS, BROKERS	8	30
65	REAL ESTATE	6	21
66	COMBINED REAL ESTATE-INSURANCE	2	5
67	HOLDING & OTHER INVESTMENT	3	19
	SERVICES	109	1,774
70	HOTELS & OTHER LODGING	1	72
72	PERSONAL SERVICES	27	178
73	BUSINESS SERVICES	8	392
75	AUTO REPAIR	19	86
76	MISCELLANEOUS REPAIR	4	14
78	MOTION PICTURES	2	21
79	AMUSEMENT & RECREATION	6	76
80	HEALTH SERVICES	17	376
81	LEGAL SERVICES	1	2
82	EDUCATIONAL SERVICES	5	93
83	SOCIAL SERVICES	8	344
84	MUSEUMS	0	0
86	MEMBERSHIP ORGANIZATIONS	11	79
89	MISCELLANEOUS SERVICES	2	41
	NONCLASSIFIABLE ESTABLISHMENTS	13	65
	TOTAL	416	7,252
	PERCENT OF SUFFOLK COUNTY	2.5	1.6



BOSTON NEIGHBORHOOD BUSINESS PATTERNS  
 NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES  
 BY TYPE OF BUSINESS, 1981  
 SOUTH DORCHESTER  
 ZIP CODE AREA 02124

SIC	TYPE-OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	AGRI. & MINING	1	2
	CONSTRUCTION	30	172
15	GENERAL CONTRACTORS	11	62
16	HEAVY CONSTRUCTION	3	31
17	SPECIAL TRADE CONTRACTORS	16	79
	MANUFACTURING	14	236
20	FOOD & KINDRED PRODUCTS	1	14
21	TOBACCO MANUFACTURES	0	0
22	TEXTILE MILL PRODUCTS	0	0
23	APPAREL & OTHER TEXTILE	2	28
24	LUMBER & WOOD	0	0
25	FURNITURE & FIXTURES	0	0
26	PAPER & ALLIED PRODUCTS	1	34
27	PRINTING & PUBLISHING	6	38
28	CHEMICALS	0	0
29	PETROLEUM & COAL PRODUCTS	0	0
30	RUBBER & PLASTICS	2	106
31	LEATHER	0	0
32	STONE, CLAY & GLASS	0	0
33	PRIMARY METALS	0	0
34	FABRICATED METAL	0	0
35	MACHINERY EX. ELECTRICAL	1	2
36	ELECTRIC & ELECTRONIC EQUIPMENT	1	7
37	TRANSPORTATION EQUIPMENT	0	0
38	INSTRUMENTS	0	0
39	MISCELLANEOUS MANUFACTURING	1	7
	TRANSP. & PUB. U.	15	149
41	LOCAL TRANSIT	8	64
42	TRUCKING & WAREHOUSING	6	71
44	WATER TRANSPORTATION	0	0
45	TRANSPORTATION BY AIR	0	0
47	TRANSPORTATION SERVICES	1	14
48	COMMUNICATION	0	0
49	ELECTRIC, GAS & SANITARY SERVICES	0	0

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ZIP CODE AREA 02124  
CONTINUED

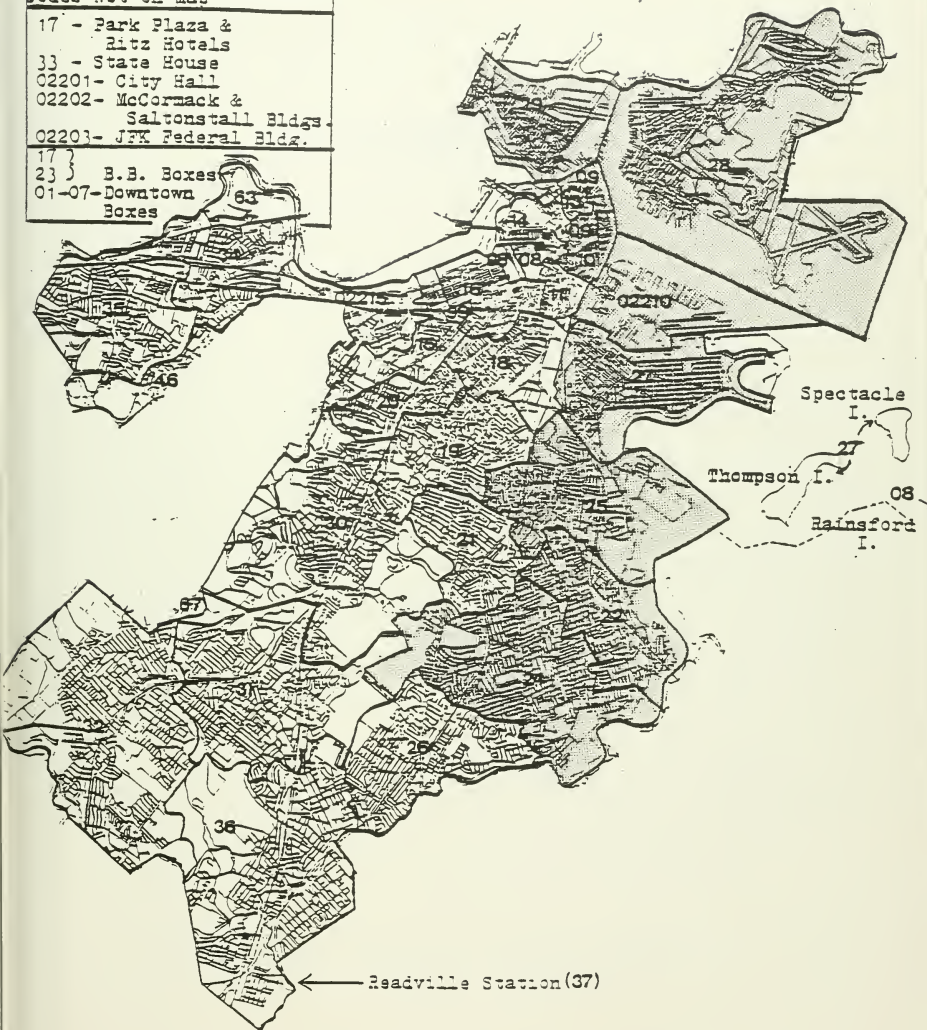
SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	WHOLESALE TRADE	15	189
50	WHOLESALE TRADE-DURABLE	10	72
51	WHOLESALE TRADE-NONDURABLE	5	117
	RETAIL TRADE	85	915
52	BUILDING MATERIALS & GARDEN	6	49
53	GENERAL MERCHANDISE STORES	2	17
54	FOOD STORES	17	311
55	AUTOMOTIVE DEALERS & SERVICE	7	59
56	APPAREL & ACCESSORY STORES	8	51
57	FURNITURE & HOME FURNISHINGS	2	5
58	EATING & DRINKING PLACES	21	213
59	MISCELLANEOUS RETAIL	23	211
	FINANCE-INS.-R.E.	27	238
60	BANKING	4	42
61	CREDIT AGENCIES	5	40
62	SECURITY, COMMODITY BROKERS	0	0
63	INSURANCE CARRIERS	0	0
64	INSURANCE AGENTS, BROKERS	3	11
65	REAL ESTATE	14	140
66	COMBINED REAL ESTATE-INSURANCE	1	2
67	HOLDING & OTHER INVESTMENT	1	2
	SERVICES	121	3,584
70	HOTELS & OTHER LODGING	2	5
72	PERSONAL SERVICES	18	127
73	BUSINESS SERVICES	8	242
75	AUTO REPAIR	8	37
76	MISCELLANEOUS REPAIR	4	33
78	MOTION PICTURES	0	0
79	AMUSEMENT & RECREATION	1	14
80	HEALTH SERVICES	35	2,578
81	LEGAL SERVICES	1	2
82	EDUCATIONAL SERVICES	5	129
83	SOCIAL SERVICES	18	196
84	MUSEUMS	0	0
86	MEMBERSHIP ORGANIZATIONS	12	211
89	MISCELLANEOUS SERVICES	4	9
	NONCLASSIFIABLE ESTABLISHMENTS	19	74
	TOTAL	328	5,560
	PERCENT OF SUFFOLK COUNTY	2.0	1.2

SOURCE: U.S. BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, 1981.



## Codes Not On Map

17 - Park Plaza &  
       Ritz Hotels  
 33 - State House  
 02201- City Hall  
 02202- McCormack &  
       Saltonstall Bldgs.  
 02203- JFK Federal Bldg.  
 17 }  
 23 } B.B. Boxes  
 01-07- Downtown  
       Boxes







Boston Employment,  
City of Boston, Central Boston and Downtown Office,  
1976-1983 and 1990 Projected

Jeffrey P. Brown  
Gregory W. Perkins

Boston Redevelopment Authority  
Research Department

Update  
August 1984



The City of Boston's employment base expanded by 59,000 from 1976-1983. By 1990, workplaces in the City could employ an additional 72,000 employees. Most of the job growth has taken place and will continue to occur in a broad range of services and finance, insurance and real estate.

The Central Boston area accounted for 59 percent of all jobs in the City, in 1983, but provided 83 percent of the job growth from 1976 to 1983.

Similarly, the primary source of jobs and growth in Central Boston were offices in the downtown. In fact, employers in downtown offices were the source of nearly one-third of all jobs in the City in 1983, and made up almost half of net new jobs in Boston from 1976 to 1983. Over the rest of this decade, office employment is likely to grow at a faster rate than employment in all sectors combined.

The attached set of tables presents estimates of actual employment in Boston for selected years between 1976 and 1983 (Tables 1-3) and projections of employment to 1990 (Tables 4-6).<sup>1</sup> For each period, the estimates and projections cover three geographic areas: (1) the City of Boston, (2) Central Boston, and (3) Downtown Boston (office only).

#### City of Boston

The City of Boston (see Figure 1) includes all sixteen (planning district) neighborhoods within the municipal boundaries. The employment information for 1976-1983 is based on Suffolk County employment and the Boston share, by industry.<sup>2</sup> The Suffolk County employment was

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<sup>1</sup> Column components in tables may not sum due to rounding.

<sup>2</sup> The share varies by industry, but averages 96 percent.



TABLE 1  
CITY OF BOSTON EMPLOYMENT, 1976-1983  
SELECTED YEARS AND CHANGE BY INDUSTRY

INDUSTRY	1976	1977	1980	1981	1982	1983	CHANGE NUMBER	1976-1983 PERCENT
AGRI. MINING	791	617	563	499	547	566	- 225	-28.4
CONSTRUCTION	9,003	7,914	10,163	10,365	10,445	10,346	1,343	14.9
MANUFACTURING	53,585	53,763	51,861	50,811	49,685	46,989	- 6,396	-12.0
TRANSPORTATION-PU.	34,131	32,982	36,660	37,276	36,120	39,514	5,383	15.8
WHOLESALE TRADE	29,619	29,827	27,399	27,420	25,051	26,028	- 3,591	-12.1
RETAIL TRADE	55,008	54,849	55,628	55,670	55,197	56,522	1,514	2.8
FINANCE-INS-RE	62,229	63,366	70,451	74,436	76,584	76,245	14,016	22.5
SERVICES	160,902	161,988	187,991	190,249	193,602	199,017	38,115	23.7
HOTEL	4,144	4,698	6,495	6,018	6,389	6,568	2,424	58.5
MEDICAL	51,045	52,388	58,524	59,617	60,985	62,690	11,645	22.8
EDUCATIONAL	21,169	23,891	29,222	29,884	30,008	30,848	9,679	45.7
CULTURAL	4,834	4,786	4,800	4,777	4,840	4,975	141	2.9
SOCIAL-NONPROFIT	16,360	17,300	20,036	19,913	20,135	20,698	4,338	26.5
BUSINESS	27,373	28,789	33,808	33,722	34,461	35,425	8,052	29.4
OTHER	35,977	30,136	35,106	36,317	36,784	37,813	1,836	5.1
GOVERNMENT	85,048	85,882	96,017	94,683	89,142	91,717	6,669	7.8
PROPRIETORS	10,560	10,860	11,764	12,133	12,070	12,699	2,139	20.3
TOTAL ALL SECTORS	500,676	502,048	548,497	553,542	548,444	559,643	58,967	11.8

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY, ES-202 SERIES;  
U.S. DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS, UNPUBLISHED SERIES;  
BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS.

08.07.84 JPB



TABLE 2

CENTRAL BOSTON EMPLOYMENT, 1976-1983  
SELECTED YEARS AND CHANGE BY INDUSTRY

INDUSTRY	1976	1977	1980	1981	1982	1983	CHANGE NUMBER	1976-1983 PERCENT
-----	----	----	----	----	----	----	-----	-----
AGRI. MINING	559	487	461	409	444	420	- 139	-24.9
CONSTRUCTION	3,284	2,886	3,707	3,781	3,825	3,773	489	14.9
MANUFACTURING	25,352	25,516	24,686	24,186	23,623	22,896	- 2,456	- 9.7
TRANSPORTATION-PU.	14,971	14,470	16,081	16,351	15,841	17,933	2,962	19.8
WHOLESALE TRADE	16,275	14,666	15,138	15,150	14,002	15,658	- 617	- 3.8
RETAIL TRADE	25,146	23,220	25,430	25,449	25,298	26,151	1,005	4.0
FINANCE-INS-RE	49,277	50,164	55,787	58,943	60,622	59,481	10,204	20.7
SERVICES	92,139	97,679	114,891	119,400	121,938	122,696	30,557	33.2
HOTEL	3,624	4,155	5,870	5,879	6,004	6,041	2,417	66.7
MEDICAL	13,367	14,619	16,714	17,441	17,812	17,922	4,555	34.1
EDUCATIONAL	9,942	12,183	14,968	15,680	16,013	16,113	6,171	62.1
CULTURAL	1,758	1,941	1,904	1,941	1,982	1,995	237	13.5
SOCIAL-NONPROFIT	10,940	12,367	14,613	14,877	15,193	15,288	4,348	39.7
BUSINESS	17,251	19,448	23,237	23,742	24,247	24,397	7,146	41.4
OTHER	35,257	31,923	37,585	39,840	40,687	40,940	5,683	16.1
GOVERNMENT	48,415	49,000	54,659	53,900	50,774	55,549	7,134	14.7
PROPRIETORS	5,048	5,192	5,624	5,800	5,800	5,800	752	14.9
TOTAL ALL SECTORS	280,466	283,280	316,464	323,369	322,176	330,357	49,891	17.8

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY, ES-202 SERIES;  
U.S. DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS, UNPUBLISHED SERIES;  
BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS.

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TABLE 3

OFFICE EMPLOYMENT, DOWNTOWN BOSTON, 1976-1983  
SELECTED YEARS AND CHANGE BY INDUSTRY

INDUSTRY -----	1976	1977	1980	1981	1982	1983	CHANGE 1976-1983	
	-----	-----	-----	-----	-----	-----	NUMBER -----	PERCENT -----
AGRI. MINING	103	80	73	65	71	74	- 29	-30.8
CONSTRUCTION	1,080	950	1,220	1,244	1,253	1,242	161	16.0
MANUFACTURING	5,339	5,376	5,186	5,081	4,969	4,699	- 640	- 6.9
TRANSPORTATION-PU.	23,892	23,087	25,662	26,093	25,284	27,660	3,768	5.8
WHOLESALE TRADE	1,481	1,491	1,370	1,371	1,253	1,301	- 180	-15.4
RETAIL TRADE	2,750	2,742	2,781	2,784	2,760	2,826	76	0.3
FINANCE-INS-RE	42,316	43,089	47,907	50,616	52,077	51,847	9,531	23.1
SERVICES	54,707	55,076	63,917	64,685	65,825	67,666	12,959	20.3
BUSINESS	19,147	19,277	22,371	22,640	23,039	23,683	4,536	23.7
PROFESSIONAL	35,559	35,799	41,546	42,045	42,786	43,983	8,423	23.7
GOVERNMENT	16,159	16,318	18,243	17,990	16,937	17,426	1,267	4.8
PROPRIETORS	4,118	4,235	4,588	4,732	4,707	4,953	834	14.3
TOTAL ALL SECTORS	151,945	152,445	170,947	174,660	175,135	179,692	27,748	18.3

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY, ES-202 SERIES;  
U.S. DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS, UNPUBLISHED SERIES;  
BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS.

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TABLE 4  
CITY OF BOSTON EMPLOYMENT, 1983 AND 1990

INDUSTRY -----	1983 ----	1990 ----	CHANGE	
			NUMBER -----	PERCENT -----
AGRI. MINING	566	514	- 52	- 9.2
CONSTRUCTION	10,346	12,545	2,199	21.3
MANUFACTURING	46,989	55,250	8,261	17.6
TRANSPORTATION-PU.	39,514	40,599	1,085	2.7
WHOLESALE TRADE	26,028	27,481	1,453	5.6
RETAIL TRADE	56,522	62,649	6,127	10.8
FINANCE-INS-RE	76,245	90,446	14,201	18.6
SERVICES	199,017	238,131	39,114	19.7
HOTEL	6,568	10,707	4,140	63.0
MEDICAL	62,690	74,890	12,199	19.5
EDUCATIONAL	30,848	31,719	871	2.8
CULTURAL	4,975	5,576	601	12.1
SOCIAL-NONPROFIT	20,698	22,813	2,115	10.2
BUSINESS	35,425	47,281	11,856	33.5
OTHER	37,813	45,145	7,332	19.4
GOVERNMENT	91,717	93,599	1,882	2.1
PROPRIETORS	12,699	10,260	- 2,439	-19.2
TOTAL ALL SECTORS	559,643	631,474	71,831	12.8

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY,  
ES-202 EMPLOYMENT SERIES AND EMPLOYMENT PROJECTIONS;  
U.S. DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS,  
UNPUBLISHED EMPLOYMENT SERIES, SUFFOLK COUNTY;  
BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS.



TABLE 5  
CENTRAL BOSTON EMPLOYMENT, 1983 AND 1990

INDUSTRY -----	1983 ----	1990 ----	CHANGE	
			NUMBER -----	PERCENT -----
AGRI. MINING	420	381	- 39	- 9.2
CONSTRUCTION	3,773	4,575	802	21.3
MANUFACTURING	22,896	26,922	4,025	17.6
TRANSPORTATION-PU.	17,933	18,425	492	2.7
WHOLESALE TRADE	15,658	16,532	874	5.6
RETAIL TRADE	26,151	28,986	2,835	10.8
FINANCE-INS-RE	59,481	70,559	11,079	18.6
SERVICES	122,696	146,810	24,114	19.7
HOTEL	6,041	9,849	3,808	63.0
MEDICAL	17,922	21,410	3,488	19.5
EDUCATIONAL	16,113	16,568	455	2.8
CULTURAL	1,995	2,236	241	12.1
SOCIAL-NONPROFIT	15,288	16,850	1,562	10.2
BUSINESS	24,397	32,563	8,165	33.5
OTHER	40,940	48,658	7,719	18.9
GOVERNMENT	55,549	56,689	1,140	2.1
PROPRIETORS	5,800	4,686	- 1,114	-19.2
TOTAL ALL SECTORS	330,357	374,565	44,208	13.4

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY,  
ES-202 EMPLOYMENT SERIES AND EMPLOYMENT PROJECTIONS;  
U.S. DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS,  
UNPUBLISHED EMPLOYMENT SERIES, SUFFOLK COUNTY;  
BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS.

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TABLE 6  
OFFICE EMPLOYMENT, DOWNTOWN BOSTON, 1983 AND 1990

INDUSTRY	1983	1990	CHANGE	
			NUMBER	PERCENT
AGRI. MINING	74	65	- 8	-11.2
CONSTRUCTION	1,242	1,741	499	40.2
MANUFACTURING	4,699	5,599	900	19.2
TRANSPORTATION-PU.	27,660	28,513	853	3.1
WHOLESALE TRADE	1,301	1,389	87	6.7
RETAIL TRADE	2,826	3,194	368	13.0
FINANCE-INS-RE	51,846	63,349	11,503	22.2
SERVICES	67,666	83,937	16,271	24.0
BUSINESS	23,683	29,378	5,695	24.0
PROFESSIONAL	43,983	54,559	10,576	24.0
GOVERNMENT	17,426	17,844	418	2.4
PROPRIETORS	4,953	3,779	- 1,173	-23.7
TOTAL ALL SECTORS	179,693	209,410	29,718	16.5

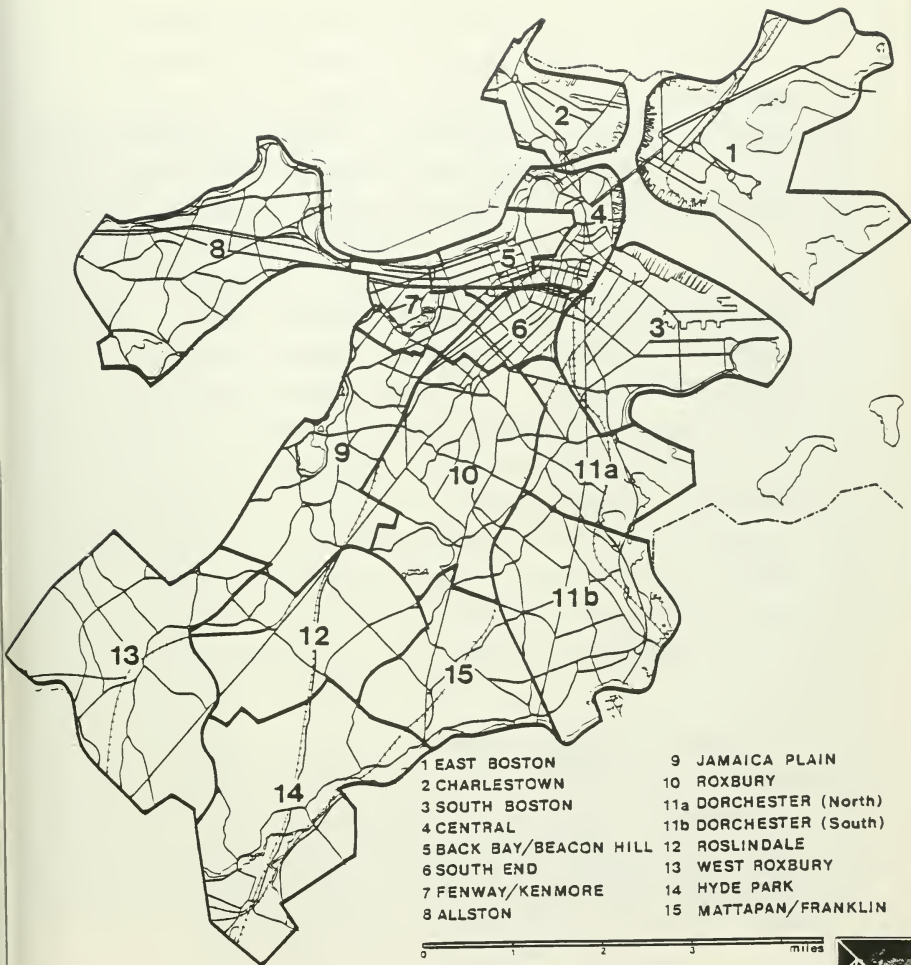
SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY,  
ES-202 EMPLOYMENT SERIES AND EMPLOYMENT PROJECTIONS;  
U.S. DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS,  
UNPUBLISHED EMPLOYMENT SERIES, SUFFOLK COUNTY;  
BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS.

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Figure 1



## PLANNING DISTRICTS





estimated from a base,<sup>3</sup> adjusted to cover all full and part-time employment<sup>4</sup> in workplaces in the County. The services subsectors (hotel, medical, educational, etc.) were estimated from County Business Patterns.<sup>5</sup> Estimates for 1983 are based on four quarters of employment data from the Massachusetts Division of Employment Security.

Projections of Boston employment were based on state and national projections by industry.<sup>6</sup>

#### Central Boston

Central Boston (see Figure 2) covers all of downtown Boston plus Beacon Hill, the Back Bay, Charlestown, the waterfront, and portions of the Fenway, South End and South Boston.<sup>7</sup> The Central Boston employment series was estimated from County Business Patterns information by zip code areas<sup>8</sup> for a base year (1981), and adjusted to cover public employment and all other full and part-time employment. For years prior to 1981, the rates of employment change in the City as a whole were applied to the Central Boston base, by industry, to obtain employment estimates for Central Boston for those years.<sup>9</sup> For 1983-1990, Central Boston employment was assumed to change at the same rate as City employment, by industry, 1983-1990.

<sup>3</sup> Massachusetts Division of Employment Security, Labor Market Area Research, ES-202 employment series, 1976-1983.

<sup>4</sup> U.S. Department of Commerce, Bureau of Economic Analysis, unpublished employment series, 1976-1982.

<sup>5</sup> U.S. Department of Commerce, Bureau of the Census, County Business Patterns, Massachusetts, annual, 1976-1982.

<sup>6</sup> See Gregory W. Perkins, Boston's Projected Employment in the 1980s, Boston Redevelopment Authority Research Department, January 28, 1982; Massachusetts Division of Employment Security, Massachusetts Employment: Projected Changes 1980-1990, October 1982; Valerie Personick, "The Outlook for Industry Output and Employment Through 1990," Monthly Labor Review, August 1981, pp. 28-41.

<sup>7</sup> "Boston Tomorrow," Boston Redevelopment Authority, 1983.

<sup>8</sup> U.S. Bureau of the Census, County Business Patterns, unpublished file of establishments by zip code area. Zip areas 02108 through 02118, 02129, 02199, and 02210, combined, best represent Central Boston.

<sup>9</sup> Bureau of Economic Analysis, see note 3.



Figure 2

## Central Boston





### Downtown Boston Office

Downtown Boston (Figure 3) covers the central business district, Beacon Hill, the northern waterfront, the South End and Back Bay to Massachusetts Avenue. The employment series for downtown offices originated with the BRA's Office Industry Study.<sup>10</sup> That study, based on a survey of the firms occupying Boston's Office Space, identified the industry of the firms and derived coefficients (the ratio of office employees to all employees) by industry for 1977. For this analysis, the coefficients were applied to City employment, by industry, for 1977 and 1980-1983. Similarly, projections for 1990 were computed using adjusted coefficients.<sup>11</sup>

These tables summarize recent trends and expected changes in employment in Boston. The estimates will be updated periodically as new current Suffolk County data are released and as projections are refined.

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<sup>10</sup> Michael Matrullo, The Office Industry Survey, Boston Redevelopment Authority Research Department, March 1979.

<sup>11</sup> The coefficients were raised by ten percent to represent a shift toward more office employees relative to all employees by industry. This would coincide with a continued trend toward more services-producing and fewer goods-producing jobs in the City's economy.





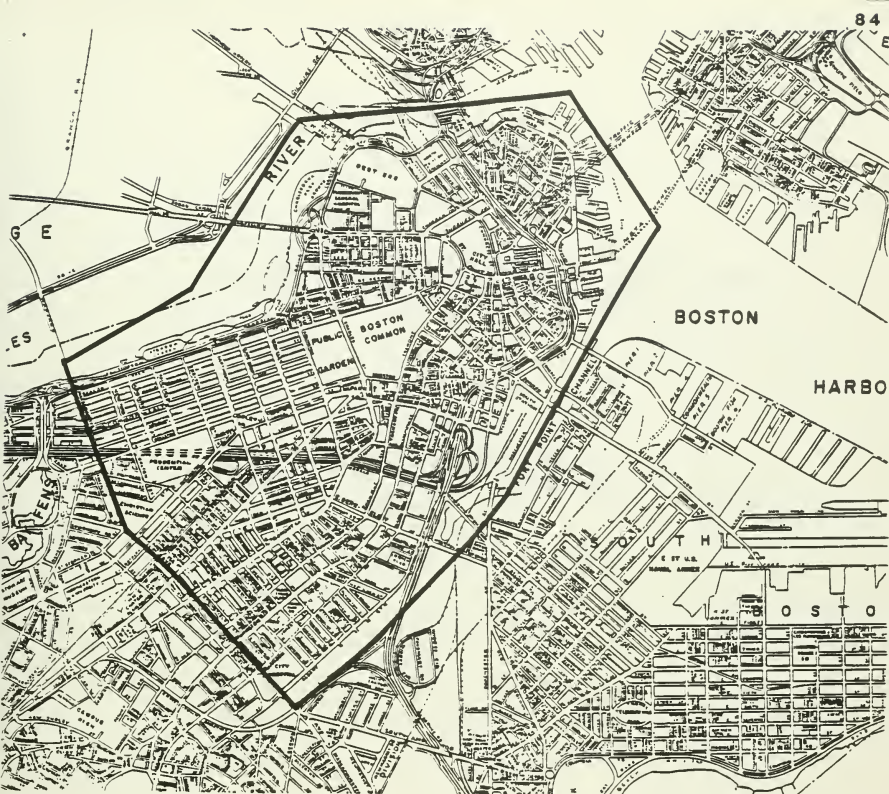
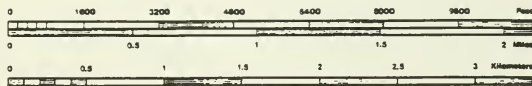


Figure 3



# DOWNTOWN BOSTON





BOSTON'S PROJECTED EMPLOYMENT IN THE 1980:  
SERVICES, INFORMATION, AND HIGH-TECHNOLOGY INDUSTRIES LEAD  
A RESURGENCE OF JOB OPPORTUNITIES

Gregory W. Perkins

Boston Redevelopment Authority  
Research Department

January 28, 1983

R/8/1/83



Boston's employment growth in the 1980s will be led by a broad range of services, information and high-technology industries. The City's net gain of more than eighty thousand jobs from 1980 to 1990 would exceed the growth rate in Massachusetts and nearly keep pace with national employment growth (see Tables 1 and 8).

These projections are based on published national and state projections and historical trends in the Boston economy. Employment growth in the 1980s will reflect a continued national shift from goods-producing to services-producing activities. Services and trade will account for more than one-half of job growth nationally (see Table 2). In Massachusetts, trade and services will supply two-thirds of the net new jobs and manufacturing of durable goods (mainly high-technology industries) will contribute another twenty percent of the growth (see Table 3).

Boston will rely on finance, transportation and communication, trade and a range of services related to information, high-technology manufacturing, health, education, business and social organizations (see Tables 4 and 5). In fact, ten of the top fifteen growth industries for the 1980s are in services and finance (see Table 6). Conversely, the declining industries are led by government, proprietors, and several of the older, nondurable goods manufacturing industries (see Table 7).

The projection method is explained in footnotes to Tables 1-5.



Table 1

## 1980-1990 EMPLOYMENT PROJECTIONS

	1980	1990	Net Change <u>1980-90</u>	Percent Change <u>1980-90</u>
United States	106,199,000	130,665,000	+24,466,000	+23.0%
Massachusetts (MDES)	2,649,350	2,966,450	+ 317,100	+12.0%
(BRA)		(3,136,830)	+ 487,480	+18.4%
Boston	548,497	631,517	+ 83,020	+15.1%

Note: Table includes BRA estimate of Massachusetts employment projection set at about 50 percent greater than MDES projection or 80 percent of U.S. rate. Boston rates are 80 percent of State rates and 65 percent of U.S. rate.

Source: Compiled by BRA Research Department.  
See Tables 2, 3, and 4.





Table 2

UNITED STATES EMPLOYMENT BY MAJOR INDUSTRIAL SECTOR  
1980 AND PROJECTED 1990  
(In Millions)

Industry	Employment		Net Change 1980-90	Percent Change 1980-90
	1980	1990		
Total Employment	106,199	130,665	+24,466	+23.0%
Agriculture, Forestry, Fisheries	3,333	3,306	- 27	- 0.8
Mining	722	1,059	+ 337	+46.7
Construction	6,029	7,509	+ 1,480	+24.5
Manufacturing	21,759	25,520	+ 3,761	+17.3
Durables	13,249	16,045	+ 2,796	+21.1
Non-Durables	8,510	9,475	+ 965	+11.3
Transportation, Communica- tions, Public Utilities	5,637	6,815	+ 1,178	+20.9
Trade	22,921	29,231	+ 6,310	+27.5
Wholesale	5,622	6,964	+ 1,342	+23.9
Retail	17,299	22,267	+ 4,968	+28.7
Finance, Insurance, Real Estate	5,677	7,464	+ 1,787	+31.5
Services & Proprietors	21,989	29,744	+ 7,755	+35.2
Business & Personal	8,907	12,000	+ 3,093	+34.7
Professional	13,082	17,735	+ 4,653	+35.6
Government	18,132	20,017	+ 1,885	+10.4

Source: U.S. Department of Labor, Bureau of Labor Statistics, "The Outlook for Industry Output and Employment through 1990", Monthly Labor Review, August 1981, pp. 28-41.



Table 3

MASSACHUSETTS WAGE AND SALARY EMPLOYMENT IN MAJOR INDUSTRY GROUP,  
1980 AND PROJECTED 1990\*

Industry	Employment		Net Change 1980-90	Percent Change 1980-90
	1980	1990		
Total, Wage and Salary	2,649,350	2,966,450	317,100	12.0
Agriculture, Forestry & Fishing	14,450	14,750	300	2.1
Mining	1,000	1,000	0	0
Construction	77,500	94,850	17,350	22.4
Manufacturing	677,250	742,800	65,500	9.7
Durable Goods	439,900	510,700	70,800	16.1
Non-Durable Goods	237,350	232,100	-5,250	- 2.2
Transportation, Communica. & Public Utilities	142,400	139,550	-2,850	- 2.0
Wholesale and Retail Trade	573,400	652,050	78,650	13.7
Wholesale Trade	131,250	147,550	16,300	12.4
Retail Trade	442,150	504,500	62,350	14.1
Finance, Insurance, Real Est.	158,600	185,000	26,400	16.6
Services & Proprietors	803,400	943,650	140,250	17.5
Business & Personal	198,800	222,050	23,250	11.7
Professional	604,600	721,600	117,000	19.4
Government**	201,300	192,800	-8,500	- 4.2

\* Employment numbers rounded. Percentages calculated on rounded totals.

\*\* Public education and public hospitals allocated to services. U.S. Postal Services allocated to transportation.

Source: Massachusetts Division of Employment Security, "Massachusetts Employment: Projected Changes 1980-1990," October, 1982.



Table 4

CITY OF BOSTON EMPLOYMENT PROJECTIONS BY MAJOR INDUSTRIAL GROUP  
1980 AND PROJECTED 1990

Industry	<u>Employment</u>		Net Change <u>1980-90</u>	Percent Change <u>1980-90</u>
	<u>1980</u>	<u>1990</u>		
Total	548,497	631,517	+83,020	+15.1%
Agriculture, Forestry, Fishing	518	528	+ 10	+ 2.1
Mining	45	45	0	0
Construction	10,163	12,446	+ 2,238	+22.5
Manufacturing	51,861	56,529	+ 4,668	+ 9.0
Durables	20,615	25,130	+ 4,515	+21.9
Non-Durables	31,246	31,399	+ 325	.5
Transportation, Communications,	36,660	40,569	+ 3,909	+10.6
Public Utilities				
Trade	83,027	95,121	+12,094	+14.6
Wholesale	27,308	30,611	+ 3,303	+12.1
Retail	55,719	64,510	+ 8,791	+15.8
Finance, Insurance, Real Est.	70,451	85,028	+14,577	+20.7
Services	187,991	239,267	+51,276	+27.3
Business and Personal	54,994	73,713	+18,719	+34.0
Professional	132,997	165,554	+32,557	+24.5
Proprietors	11,764	10,000	- 1,764	-15.0
Government	96,017	91,984	- 4,033	- 4.2%

Source: See Table 5.



Table 5

I. CITY OF BOSTON EMPLOYMENT PROJECTIONS,  
BY DETAILED (2-DIGIT SIC) INDUSTRIES, 1980-1990  
(Number of Workers)

SIC Code	Industry	Boston 1980	Boston 1990	Job Change 1980-1990	
		Actual	Projected	Number	Percent
Total		548,497	631,517	+83,020	+15.1
Agri., Forest, Fisheries		518	528	+ 10	+ 2.1
01	Agriculture-Crops	81	83	+ 2	+ 1.9
02	Agriculture-Livestock	0	0	0	0
07	Agricultural Services	394	401	+ 7	+ 2.7
08	Forestry	0	0	0	0
09	Fisheries	43	44	+ 1	+ 2.7
Mining		45	45	0	0
Construction		10,163	12,446	+2,283	+22.5
15	General Building	2,748	3,331	+ 583	+21.2
16	General Contracting	1,165	1,421	+ 256	+22.0
17	Special Contracting	6,250	7,694	+1,444	+23.1
Manufacturing		51,861	56,529	+4,668	+ 9.0
Durable Goods		20,615	25,130	+4,515	+21.9
24	Lumber & Wood	243	266	+ 23	+ 9.6
25	Furniture & Fixtures	885	838	- 47	- 5.5
32	Stone, Clay, & Glass	342	341	- 1	- 0.4
33	Primary Metals	766	806	+ 40	+ 5.2
34	Fabricated Metals	6,970	8,489	+1,519	+21.8
35	Non-Electric Machinery	4,221	5,808	+1,587	+19.6
36	Electrical Equipment	2,296	2,859	+ 563	+21.2
37	Transportation Equipment	960	1,036	+ 76	+ 7.9
38	Instruments	2,364	3,146	+ 782	+33.1
39	Miscellaneous Mfg.	1,568	1,541	- 27	- 1.7
Non-Durable Goods		31,246	31,399	+ 325	+ .5
20	Food Products	5,635	5,489	- 146	- 2.6
21	Tobacco Products	0	0	0	0
22	Textile Products	629	579	- 50	- 8.0
23	Apparel & Accessories	7,636	7,407	- 229	- 3.0
26	Paper & Pulp	1,121	1,083	- 38	- 3.4
17	Printing & Publishing	11,384	11,623	+ 239	+ 2.1
28	Chemical & Related Goods	2,202	2,550	+ 348	+15.8
29	Petroleum & Coal	248	255	+ 7	+ 2.7
30	Rubber & Plastics	1,143	1,403	+ 260	+22.7
31	Leather Products	1,248	1,010	- 238	-19.1





SIC Code	Industry	Boston 1980 <u>Actual</u>	Boston 1990 <u>Projected</u>	<u>Job Change 1980-1990</u>	
				<u>Number</u>	<u>Percent</u>
	Transportation/Communications/ Utilities	36,660	40,569	+3,909	+10.6
40	Railroad Transportation	0	0	0	0
41	Local Passenger Transp.	1,924	1,787	- 137	- 7.1
42	Trucking & Warehousing	3,902	3,836	- 66	- 1.7
44	Water Transportation	1,220	1,220	0	0
45	Air Transportation	8,963	8,246	- 717	- 8.0
46	Pipeline Transportation	0	0	0	0
47	Transportation, Services	1,917	2,561	+ 644	+33.6
48	Communication	13,961	17,926	+3,965	+28.4
49	Electric, Gas, & Sanitary	4,773	4,993	+ 220	+ 4.6
	Trade	83,027	95,121	+12,094	+14.6
	Wholesale Trade	27,308	30,611	+ 3,303	+12.1
50	Durable Goods	13,636	15,927	+ 2,291	+16.8
51	Non-Durable Goods	13,672	14,684	+ 1,012	+ 7.4
	Retail Trade	55,719	64,510	+ 8,791	+15.8
52	Building Materials	826	871	+ 45	+ 5.5
53	General Merchandise	8,089	8,501	+ 412	+ 5.1
54	Food Stores	7,543	7,988	+ 445	+ 5.9
55	Automotive & Service	2,727	2,752	+ 25	+ .9
56	Apparel & Accessory	5,116	5,546	+ 430	+ 8.4
57	Furniture & Fixtures	1,784	1,910	+ 126	+ 7.1
58	Eating & Drinking	21,203	27,373	+ 6,170	+29.1
59	Miscellaneous Retail	8,431	9,569	+ 1,138	+13.5
	Finance, Insurance, Real Estate	70,451	85,028	+14,577	+20.7
60	Banking	17,443	20,391	+ 2,948	+16.9
61	Credit Institutions	2,186	3,157	+ 971	+44.4
62	Security Brokers	7,782	11,237	+ 3,455	+44.4
63	Insurance Carriers	28,576	31,576	+ 3,000	+10.5
64	Insurance Services	4,977	5,818	+ 841	+16.9
65	Real Estate	8,105	11,039	+ 2,934	+36.2
66	Other Ins. & Real Estate	209	268	+ 59	+28.2
67	Holding & Investment Cos.	1,173	1,542	+ 369	+31.5
	Services	187,991	239,267	+51,276	+27.3
	Business & Personal	54,994	73,713	+18,719	+34.0
70	Hotel & Lodging	5,974	8,053	+ 2,079	+34.8
72	Personal Services	4,127	4,185	+ 58	+ 1.4
73	Business & Advertising	35,205	50,977	+15,772	+44.8
75	Auto Repair & Services	4,371	4,891	+ 520	+11.9
76	Miscellaneous Repair	1,047	1,188	+ 141	+13.5
78	Motion Pictures	1,451	1,541	+ 90	+ 6.2
79	Amusement & Recreation	2,819	2,878	+ 59	+ 2.1



SIC Code	Industry	Boston 1980 <u>Actual</u>	Boston 1990 <u>Projected</u>	<u>Job Change</u> <u>Number</u>	<u>1980-1990</u> <u>Percent</u>
Services (continued)					
	Professional	132,997	165,554	+32,557	+24.5
80	Health & Hospitals	59,776	76,812	+17,036	+28.5
81	Legal Services	8,362	11,473	+ 3,111	+37.2
82	Educational Services	24,112	23,750	- 362	- 1.5
83	Social Services	12,648	17,366	+ 4,718	+37.3
84	Museums & Gardens	1,407	1,749	+ 342	+24.3
86	Membership Organizations	5,617	5,645	+ 28	+ 0.5
88	Private Household Workers	437	444	+ 7	+ 1.5
89	Miscellaneous Professional Engin./Arch./Research/ Auditing	20,638	28,315	+ 7,677	+37.2
Proprietors (Self-Employed)		11,764	10,000	- 1,764	-15.0
Government (Fed., State, Local)		96,017	91,984	- 4,033	- 4.2

#### Source and Methodology:

Compiled by BRA Research Department using projections of U.S. industry employment growth 1980-1990 from Valerie Personick, "The Outlook for Industry Output and Employment through 1990", Monthly Labor Review, August 1981 pp. 28-41, and Massachusetts projections of industry employment prepared by the Massachusetts Division of Employment Security, "Massachusetts Employment: Projected Changes 1980 to 1990", October 1982. Boston projections were made at the detailed (2-digit SIC) industry level, taking the lower of the growth rates from the national and state projections (usually Massachusetts rates) except for a selection of about 20 (2-digit SIC) industries which give reasonable evidence of being fast-growth industries for Boston over the 1980-1990 time period. Thus, the Boston projection series is a "high growth scenario", and compares with an alternative moderate growth scenario of 60,000 net new jobs, for the period.



Table 6

## BOSTON'S TOP FIFTEEN GROWTH INDUSTRIES FOR THE 1980s

Jobs			Percent	
1.	Health & Hospitals	17,036	1.	Business & Advertising 44.8%
2.	Business & Advertising	15,772	2.	Credit Institutions 44.4
3.	Misc. Prof. Services	7,677	3.	Security Brokers 44.4
4.	Eating & Drinking Estab.	6,170	4.	Misc. Prof. Services 37.2
5.	Social Services	4,718	5.	Legal Services 37.2
6.	Communications	3,965	6.	Social Services 37.2
7.	Security Brokers	3,455	7.	Real Estate 36.2
8.	Legal Services	3,111	8.	Hotel & Lodging 34.8
9.	Insurance Carriers	3,000	9.	Transportation Serv. 33.6
10.	Banking	2,948	10.	Instruments 33.1
11.	Real Estate	2,934	11.	Holding & Investment 31.5
12.	Wholesale Trade-Durables	2,291	12.	Eating & Drinking Est. 29.1
13.	Hotel & Lodging	2,079	13.	Health & Hospitals 28.5
14.	Non-Electric Machinery	1,587	14.	Communications 28.4
15.	Fabricated Metals	1,519	15.	Other Insurance/Real Estate 28.2%

Source: Compiled by BRA Research Department. See Table 5.



Table 7

## BOSTON'S TOP FIFTEEN DECLINING INDUSTRIES IN THE 1980s

Jobs		Percent	
15. Government	-4,033	15. Leather Products	-19.1%
14. Proprietors	-1,764	14. Proprietors	-15.0
13. Air Transportation	- 717	13. Textile Products	- 8.0
12. Educational Services	- 362	12. Air Transportation	- 8.0
11. Leather Products	- 238	11. Local Passenger Trans.	- 7.1
10. Apparel Products	- 229	10. Furniture & Fixtures	- 5.5
9. Food Products	- 146	9. Government	- 4.2
8. Local Passenger Trans.	- 137	8. Paper & Pulp	- 3.4
7. Trucking/Warehousing	- 66	7. Apparel Products	- 3.0
6. Textile Products	- 50	6. Food Products	- 2.6
5. Furniture & Fixtures	- 47	5. Misc. Manufacturing	- 1.7
4. Paper & Pulp	- 38	4. Trucking/Warehousing	- 1.7
3. Misc. Manufacturing	- 27	3. Educational Services	- 1.5
2. Stone, Clay, Glass	- 1	2. Stone, Clay, Glass	- 0.4
1. Mining	0	1. Mining	0.0%

Source: Compiled by BRA Research Department. See Table 5.





Table 8

II. EMPLOYMENT RATES OF CHANGE FOR DETAILED INDUSTRIES, 1980-1990  
 COMPARISON OF UNITED STATES, MASSACHUSETTS, AND BOSTON  
 (Change in Percent)

SIC Code	Industry	United States	Massachusetts	Boston
Total		+23.0%	+12.0%	+15.1%
Agriculture, Forestry, Fisheries		- 0.8	+ 2.1	+ 2.1
01	Agriculture-Crops	+ 2.4	+ 2.1	+ 2.1
02	Agriculture-Livestock	-12.1	+ 1.9	0.0
07	Agricultural Services	+25.9	+ 2.7	+ 2.7
08	Forestry	+25.9	+ 2.7	0.0
09	Fisheries	+25.9	+ 2.7	+ 2.7
Mining		+46.7	0.0	0.0
10	Metals	+13.6	0.0	0.0
11	Hard Coal	+72.7	0.0	0.0
12	Soft Coal	+72.7	0.0	0.0
13	Oil & Gas	+50.4	0.0	0.0
14	Other Minerals	+ 9.2	0.0	0.0
Construction		+24.5	+22.4	+22.5
15	General Building	+24.5	+21.2	+21.2
16	General Contracting	+24.5	+22.0	+22.0
17	Special Contracting	+24.5	+23.1	+23.1
Manufacturing		+17.3	+ 9.7	+ 9.0
Durable Goods		+21.1	+16.1	+21.9
24	Lumber & Wood	- 6.1	+ 9.6	+ 9.6
25	Furniture & Fixtures	+20.5	- 5.5	- 5.5
32	Stone, Clay, & Glass	+10.5	- 0.4	- 0.4
33	Primary Metals	+ 8.8	+ 5.2	+ 5.2
34	Fabricated Metals	+21.8	+ 5.1	+21.8
35	Non-Electrical Machinery	+37.6	+37.6	+19.6
36	Electrical Equipment	+24.5	+24.5	+21.2
37	Transportation Equipment	+13.1	+ 7.9	+ 7.9
28	Instruments	+31.5	+33.1	+33.1
39	Miscellaneous Manufacturing	+10.1	- 1.7	- 1.7
Non-Durable Goods		+11.3	- 2.2	+ .5
20	Food Products	0.0	- 2.6	- 2.6
21	Tobacco Products	- 4.3	0.0	0.0
22	Textile Products	+ 4.5	- 8.0	- 8.0
23	Apparel & Accessories	+15.6	- 3.0	- 3.0
26	Paper & Pulp	+ 9.2	- 3.4	- 3.4
27	Printing & Publishing	+20.0	+ 2.1	+ 2.1
28	Chemicals & Related Goods	+15.8	+ 5.0	+15.8
29	Petroleum & Coal	- 3.8	+ 2.7	+ 2.7
30	Rubber & Plastics	+22.7	+ 6.0	+22.7
31	Leather Products	- 4.7	-19.1	-19.1



SIC Code	Industry	United States	Massachusetts	Boston
	Transportation, Communications, Public Utilities	+20.9	- 2.0	+10.6
40	Railroad Transportation	0.0	-10.9	0.0
41	Local Passenger Transportation	- 7.1	+18.4	- 7.1
42	Trucking & Warehousing	- 1.7	+29.2	- 1.7
44	Water Transportation	0.0	- 7.7	0.0
45	Air Transportation	- 8.0	+17.2	-8.0
46	Pipeline Transportation	0.0	+ 8.8	0.0
47	Transportation Services	+12.7	+33.6	+33.6
48	Communication	- 2.9	+28.4	+28.4
49	Electric, Gas, & Sanitary	+ 4.6	+23.1	+ 4.6
	Trade	+27.5	+13.7	+14.6
	Wholesale Trade	+23.9	+12.4	+12.1
50	Durable Goods	+23.9	+16.8	+16.8
51	Non-Durable Goods	+23.9	+ 7.4	+ 7.4
	Retail Trade	+28.7	+14.1	+15.8
52	Building Materials	+24.1	+ 5.5	+ 5.5
53	General Merchandise	+24.1	+ 5.1	+ 5.1
54	Food Stores	+24.1	+ 5.1	+ 5.9
55	Automotive & Service	+24.1	+ 0.9	+ .9
56	Apparel & Accessory	+24.1	+ 8.4	+ 8.4
57	Furniture & Fixtures	+24.1	+ 8.4	+ 7.1
58	Eating & Drinking	+42.3	+29.1	+29.1
59	Miscellaneous Retail	+24.1	+13.5	+13.5
	Finance/Insurance/Real Estate	+31.5	+16.6	+20.7
60	Banking	+32.1	+16.9	+16.9
61	Credit Institutions	+44.4	+12.6	+44.4
62	Security Brokers	+44.4	+25.6	+44.4
63	Insurance Carriers	+23.0	+10.5	+10.5
64	Insurance Services	+23.0	+16.9	+16.9
65	Real Estate	+36.2	+27.9	+36.2
66	Other Insurance & Real Estate	+28.2	+ 9.1	+28.2
67	Holding & Investment Companies	+44.4	+31.5	+31.5
	Services	+39.7	+17.5	+27.3
	Business and Personal	+34.7	+11.7	+34.0
70	Hotel & Lodging	+34.8	+19.8	+34.8
71	Personal Services	+20.7	+ 1.4	+ 1.4
72	Business & Advertising	+44.8	+37.2	+44.8
75	Auto Repair & Services	+39.9	+11.9	+11.9
76	Miscellaneous Repair	+20.7	+13.5	+13.5
78	Motion Pictures	+ 6.2	0.0	+6.2
79	Amusement and Recreation	+34.0	+ 2.1	+ 2.1



## Services (continued)

Professional	+35.6	+19.4	+24.5
80 Health & Hospitals	+56.5	+28.5	+28.5
81 Legal Services	+37.2	+27.8	+37.2
82 Educational Services	+25.5	- 1.5	- 1.5
83 Social Services	+24.3	+37.3	+37.3
84 Museums & Gardens	+24.3	+18.5	+24.3
86 Membership Organizations	+24.3	+ 0.5	+ 0.5
88 Private Household Workers	- 6.8	+ 1.5	+ 1.5
89 Miscellaneous Professional Engin./Arch./Research/ Auditing	+37.2	+28.2	+37.2
Proprietors (Self-employed)	-15.0	-15.0	-15.0
Government (Federal, State, & Local)	+10.4	- 4.2	- 4.2

Source: United States: From U.S. Department of Labor, Bureau of Labor Statistics, "The Outlook for Industry Output and Employment through 1990," Monthly Labor Review, August 1981, pp. 28-41.

Massachusetts: Massachusetts Division of Employment Security, "Massachusetts Employment: Projected Changes 1980 to 1990," October 1982.

Boston: See Table 5 and Appendix of Sources and Methodology.



Excerpts from  
TAX-DELINQUENT AND ABANDONED PROPERTY  
IN BOSTON:

The Current Process and  
Recommendations for Improvement

Prepared for The Boston Municipal Research Bureau

by

Carol J. Finney\* and Jerry J. Salama\*\*

June 1, 1983





## APPENDIX B

## TAX DELINQUENT PARCELS BY WARD

City of Boston, May 1983

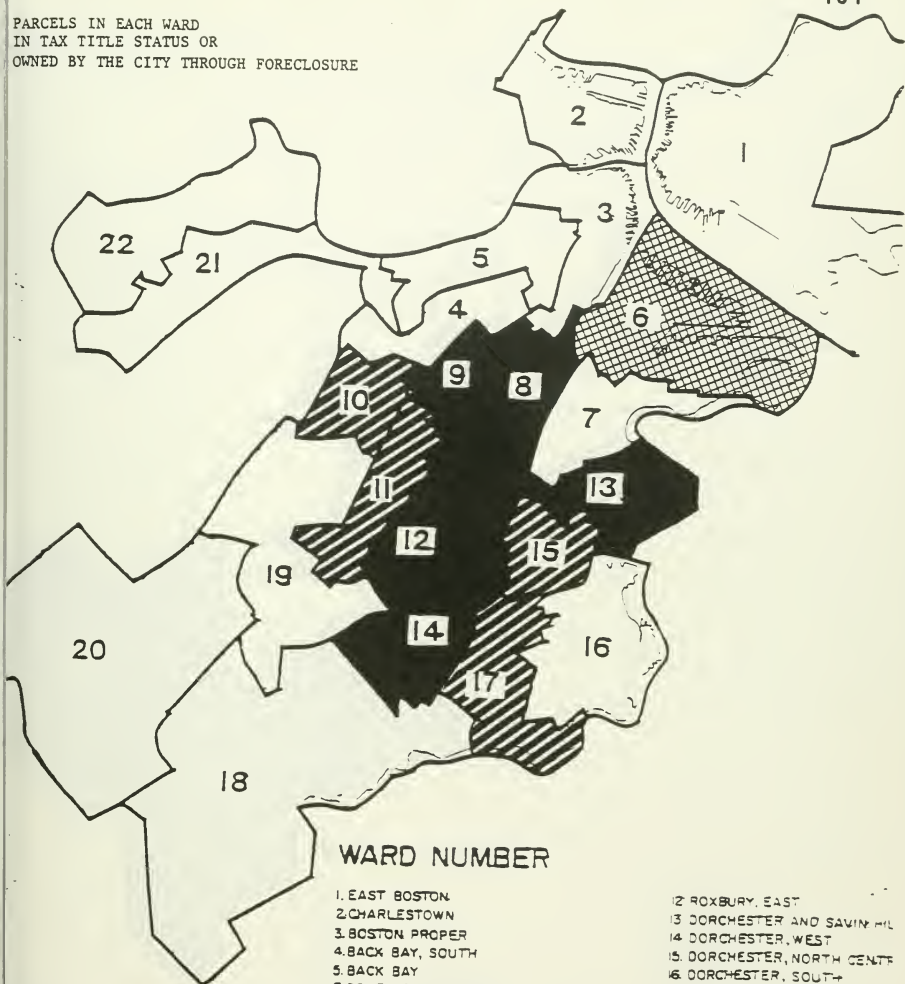
Ward Number	<u>Tax Possession</u>		<u>Tax Title</u>		<u>Total Delinquency</u>		Total Parcel Count
	Number	Percent	Number	Percent	Number	Percent	
1	57	.9	443	6.7	500	7.6	6,614
2	25	.8	269	8.7	294	9.5	3,086
3	36	.8	399	8.7	435	9.4	4,606
4	24	1.0	180	7.7	204	8.7	2,346
5	2	0.0	339	5.4	341	5.4	6,297
6	107	2.4	494	10.9	601	13.3	4,526
7	59	1.5	302	7.8	361	9.3	3,871
8	331	13.4	664	26.9	995	40.3	2,471
9	454	20.8	621	28.4	1,075	49.2	2,185
10	145	6.5	376	16.9	521	23.4	2,227
11	199	5.5	693	19.3	892	24.8	3,593
12	142	5.5	765	29.8	907	35.3	2,569
13	301	8.9	605	18.0	906	26.9	3,370
14	342	6.7	1,429	28.0	1,771	34.8	5,096
15	71	2.3	597	19.0	668	21.2	3,144
16	46	.9	331	6.2	377	7.0	5,374
17	124	2.4	662	13.0	786	15.4	5,099
18	402	2.9	822	6.0	1,224	8.9	13,753
19	68	1.3	297	5.5	366	6.8	5,372
20	315	2.4	588	4.5	903	6.9	13,031
21	13	.4	181	6.1	194	6.6	2,961
22	21	.4	165	3.0	186	3.4	5,480
<hr/>							
Total	3,284	3.1%	11,222	10.5%	14,506	13.5%	107,070

Sources: Management Reports of the Collector-Treasurer's Office, May 1983.  
 Total Parcel Counts from Assessor's Office, as of June 1982.

For ward names, see map on following page.



PARCELS IN EACH WARD  
IN TAX TITLE STATUS OR  
OWNED BY THE CITY THROUGH FORECLOSURE



less than 10%

10 to 15%

15.1 to 25%

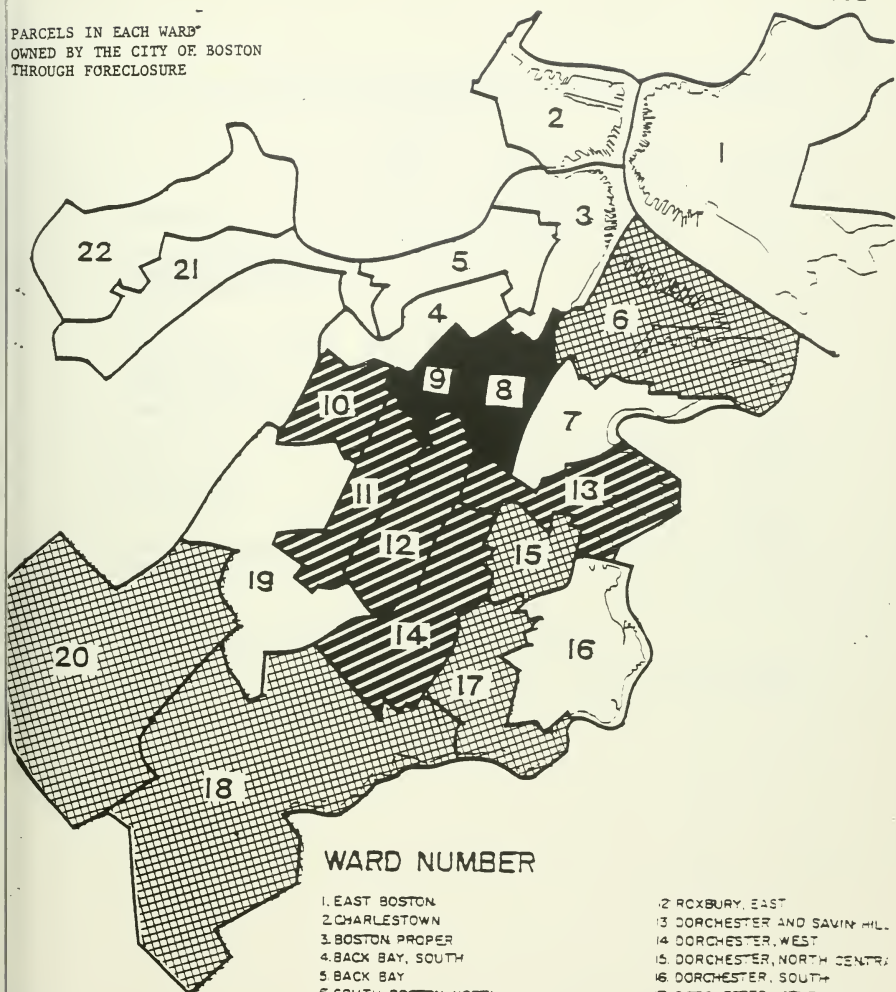
more than 25.1%

## WARDS, CITY OF BOSTON

Source: Collector-Treasurer's Office, May 1983



PARCELS IN EACH WARD\*  
OWNED BY THE CITY OF BOSTON  
THROUGH FORECLOSURE



### WARD NUMBER

1. EAST BOSTON
2. CHARLESTOWN
3. BOSTON PROPER
4. BACK BAY, SOUTH
5. BACK BAY
6. SOUTH BOSTON, NORTH
7. SOUTH BOSTON, SOUTH
8. ROXBURY, EAST AND SOUTH
9. ROXBURY, CENTRAL
10. ROXBURY, WEST
11. ROXBURY, SOUTH, EGLESTON SQUARE AND FOREST HILLS
12. ROXBURY, EAST
13. DORCHESTER AND SAVIN HILL
14. DORCHESTER, WEST
15. DORCHESTER, NORTH CENTRAL
16. DORCHESTER, SOUTH
17. DORCHESTER, CENTER
18. HYDE PARK AND MATTAPAN
19. JAMAICA PLAIN AND ROSLINDALE
20. WEST ROXBURY, ROSLINDALE
21. BRIGHTON, SOUTH
22. BRIGHTON, NORTH

2. ROXBURY, EAST
13. DORCHESTER AND SAVIN HILL
14. DORCHESTER, WEST
15. DORCHESTER, NORTH CENTRAL
16. DORCHESTER, SOUTH
17. DORCHESTER, CENTER
18. HYDE PARK AND MATTAPAN
19. JAMAICA PLAIN AND ROSLINDALE
20. WEST ROXBURY, ROSLINDALE
21. BRIGHTON, SOUTH
22. BRIGHTON, NORTH

### KEY

less than 2%

2 to 4%

4.1 to 10%

more than 10.1%

## WARDS, CITY OF BOSTON

Source: Collector-Treasurer's Office, May 1983





PROJECTIONS OF POPULATION AND HOUSING UNITS FOR THE CITY OF BOSTON:  
1990, 2000, 2010

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
a. Population	562,994	575,000*	585,000*	594,157*
k. Boston household size prorated to projected U.S. household size change	2.42	2.24	2.15	2.09
l. Households - occupied housing units (a - group quarters population ÷ k)	218,457	241,000	255,814	267,943
m. Vacancy rate	.095	.055	.051	.050
n. Housing units (l ÷ (1-m))	241,194	255,026	269,562	282,045
o. Ten-year change in housing units		+13,832	+14,536	+12,483

---

\* Group quarters population projected at 35,200.

Source: Boston Redevelopment Authority, Research Department,  
February 1982.





BOSTON'S INFRASTRUCTURE  
AN ANALYSIS OF THE INVESTMENT RECORD, 1978-83, AND  
CURRENT PLANS OF THE CITY, STATE,  
SEMI-AUTONOMOUS AGENCIES AND UTILITIES

Anthony Artuso

Boston Redevelopment Authority  
Research Department

April 1984



Table 1

SUMMARY OF INVESTMENT IN BOSTON'S INFRASTRUCTURE<sup>1</sup> 1978-83  
(\$'000's)

	1978	1979	1980	1981	1982	1983
<b>Investments by City Agencies<sup>2</sup></b>						
Improvements to Public Ways	3,798	9,542	11,108	5,855	1,675	3,576
Renovation of Park and Recreation Facilities	2,297	3,402	3,616	3,109	700	914
Construction and Renovation of Hospital, School, and Other Municipal Buildings	37,853	29,587	21,989	3,074	5,495	13,027
Infrastructure for Community, Economic and and Industrial Development	7,689	21,025	10,634	12,266	8,610	16,030
Sub-total City	51,637	63,556	47,347	24,304	16,480	33,547
<b>Investments by State Agencies and Semi-Autonomous Agencies</b>						
Highways and Bridges	19,100	9,267	7,396	17,855	16,516	6,208
Mass Transit	305,279	314,883	340,150	331,682	309,533	279,500
Port Facilities	78,073	8,905	10,355	43,044	49,672	17,006
Economic Development Sites	4,265	1,434	3,007	5,368	10,674	12,372
Park and Recreation Facilities	NA	9,608	2,065	727	1,720	176
Regional Water and Sewer System	NA	363	766	891	533	6,479
Sub-total State & Semi-Autonomous	406,717+	344,480	360,732	399,567	388,648	321,741
<b>Utility Investment</b>						
Boston Water and Sewer	NA	6,512	7,604	6,280	7,825	10,519
Telephone, Gas, Electric	55,000	55,000	55,000	55,000	55,000	55,000
Cablevision	-	-	-	-	-	40,000
Sub-total Utility	55,000	61,512	62,604	61,280	62,825	105,519
<b>Total Investment in Boston's Infrastructure</b>	513,354+	469,548	470,683	485,151	467,953	460,807
<b>Funding Analysis:</b>						
58% Federal						
15% State (including MDC and MBTA bonds)						
9% Semi-Autonomous Authorities (including BWSC)						
5% City						
13% Utilities (except BWSC)						

<sup>1</sup> Investments are grouped according to the organization which managed the investment.

<sup>2</sup> Includes the BRA and EDIC.



## WATERFRONT AND SURROUNDINGS DEVELOPMENT SUMMARY 9.25.84

COST (1983 CONSTANT \$1,000S) \*

YEAR	OFFICE	RETAIL	MEDICAL	EDUCATIONAL	RECREATION & CULTURAL	PARKING & TRANSPORT.	INDUSTRIAL	HOTEL
1975					\$343			
1976	\$120,524		\$3,585		\$1,955		\$1,426	\$23,142
1977	\$3,079	\$3,849		\$8,601	\$17,202		\$6,286	
1978		\$7,168		\$15,833	\$9,632		\$2,474	
1979	\$2,111						\$894	
1980		\$121						
1981	\$47,957	\$304					\$28,316	
1982	\$12,419	\$1,042			\$1,876		\$19,874	\$41,692
1983	\$15,900	\$800	\$6,750		\$2,895	\$44,000	\$17,557	
1984	\$120,550	\$2,000			\$600	\$20,600	\$28,200	\$6,000
1985	\$78,315	\$12,995			\$15,700	\$97,250	\$68,000	
1986	\$63,335	\$3,020			\$1,400	\$54,700		
1987	\$133,530	\$15,760			\$5,750	\$16,250		\$17,000
1988								
TOTALS	\$597,720	\$47,059	\$10,335	\$24,434	\$57,303	\$236,115	\$173,027	\$87,834

## T O T A L S

1975 \$55,986

\*\*

\* Construction Cost, by Year of Project Completion.

Source: John Avault, Boston Redevelopment Authority, Private Development Investment, 1975-83 Actual, 1984-87 Scheduled, and 1988 and Beyond, Projected.



## WATERFRONT AND SURROUNDINGS DEVELOPMENT SUMMARY 9.25.84

## COST (1983 CONSTANT \$1,000S)

YEAR	EXHIBITION	RESIDENTIAL
1975		\$32,501
1976		\$46,274
1977		\$8,950
1978		\$6,482
1979		\$8,180
1980		\$8,381
1981		\$31,824
1982		
1983	\$14,200	\$6,900
1984	\$125,000	\$9,920
1985		\$41,600
1986		\$35,000
1987		\$50,000
1988		
TOTALS	\$139,200	\$263,993

## TOTALS

1975 \$55,986





1976	\$173,763
1977	\$15,659
1978	\$45,739
1979	\$38,230
1980	\$9,396
1981	\$111,716
1982	\$76,904
1983	\$108,952
1984	\$112,870
1985	\$113,660
1986	\$155,455
1987	\$216,290
1988	
TOTAL	\$1,637,020

PREPARED BY B.R.A. RESEARCH

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## HARBOR AND SURROUNDINGS DEVELOPMENT SUMMARY 9.25.84

NEW, REHAB, AND CONVERSION  
DEVELOPMENT MAGNITUDES

YEAR	OFFICE (S.F.) (D.U.)	RETAIL (S.F.)	MEDICAL (S.F.)	EDUCATIONAL (S.F.)	RECREATION & CULTURAL (S.F.)	PARKING & TRANSPORT. (CARS)	INDUSTRIAL (S.F.)	HOTEL (ROOMS)	(S.F.)
1975								270	
1976	1,138,500		30,000				26,000		
1977	110,000	50,000							
1978		100,000		127,000			613,100		
1979	53,100						312,600		
1980		1,800					240,315		
1981	737,500	3,500				362	894,715		
1982	231,900	10,000					574,500	395	
1983	285,000	17,000	86,000			200	261,500		
1984	1,228,000	20,000				260	852,000	200	
1985	726,601	118,418			36,500	215	1,675,000		
1986	912,080	53,140				1,884			
1987	1,125,770	146,380			10,000	1,275		160	
1988									
TOTALS	6,548,451	520,238	116,000	127,000	46,500	4,196	5,449,730	1,025	

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## WATERFRONT AND SURROUNDINGS DEVELOPMENT SUMMARY 9.25.84

NEW, REHAB, AND CONVERSION  
DEVELOPMENT MAGNITUDES

YEAR	EXHIBITION (S.F.) (D.U.)	RESIDENTIAL (S.F.)	(S.F.)	(S.F.)	(CARS)	(S.F.)	(ROOMS)	(S.F.)
1975		475						
1976		710						
1977		151						
1978		151						
1979		163						
1980		150						
1981		455						
1982								
1983	205,000	134						
1984	1,100,000	114						
1985		715						
1986		383						
1987		150						
1988								
TOTALS	1,305,000	3,751						

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1975	RESIDENTIAL	HILTON ADDITION (HASSPORT) 270 ROOMS \$13,500,000	PILOT	LOG'N AT/POINT WARD 1 PRECINCT 1	/ EAST BOSTON	17
	LANFALL WEST 59 DU	\$2,360,000 TAX	WARD	PRECINCT	/ EAST BOSTON	19
	SURNER STREET NOP--(FAMILY/BHA) 20 DU	\$800,000 EXMPT	WARD	PRECINCT	/ EAST BOSTON	20
	HERITAGE APARTMENTS (SURNER ST. ELD./BHA) 281 DU \$11,200,000 EXMPT		WARD	PRECINCT	/ EAST BOSTON	21
	REHAB HOUSING RENOVATIONS CORP. 96 DU \$3,840,000 121A		WARD	(SCATTERED SITES) PRECINCT	/ EAST BOSTON	22
	REHAB LARKIN HOUSE R-71 6 DU \$240,000 TAX		WARD	PRECINCT	* CHARLESTOWN	23
	X-44 AUSTIN/LAWRENCE 7 DU \$280,000 TAX		WARD	PRECINCT	* CHARLESTOWN	24
	PARCEL R-53A 6 DU \$240,000 TAX		WARD	PRECINCT	* CHARLESTOWN	25
1976	OFFICE	FEDERAL RESERVE BUILDING 1,136,500 SF \$73,970,000 TAX	WARD	600 ATLANTIC AVENUE WARD 3 PRECINCT 6	* CENTRAL	32
1976	MEDICAL	EAST BOSTON HEALTH CENTER 30,000 SF \$2,200,000 EXMPT	WARD	10 GOVE STREET WARD 1 PRECINCT 4	/ EAST BOSTON	39
1976	CULTURAL & RECREATIONAL	REHAB IRONSIDE NATIONAL PARK \$1,200,000 EXMPT	WARD	WARD 2 PRECINCT 2	* CHARLESTOWN	45
1976	INDUSTRIAL	H2 REHAB BELLESTEEL INDUSTRIES(MEDIC) 12,000 SF \$265,000 TAX	WARD	150 MC CLELLAN HIGHWAY WARD 1 PRECINCT 11	/ EAST BOSTON	47
H2	BELLESTEEL INDUSTRIES(MEDIC) 14,000 SF \$610,000 TAX		WARD	150 MC CLELLAN HIGHWAY WARD 1 PRECINCT 11	/ EAST BOSTON	48



1976 RESIDENTIAL

CONV. BATTERY/COMM. CONVERSION	34 DU	\$1,360,000	TAX	NORTH END WARD 3 PRECINCT 2	* CENTRAL	49
WATERVIEW APARTMENTS	49 DU	\$1,960,000	TAX	WARD PRECINCT	/ SOUTH BOSTON	50
SHORE PLAZA EAST	380 DU	\$15,200,000	TAX	WARD PRECINCT	/ EAST BOSTON	52
REHAB CIJIN HOUSING R-60	16 DU	\$640,000	TAX	WARD PRECINCT	* CHARLESTOWN	53
M1 CONV. HEIKANTILE WHARF	121 DU	\$4,840,000	121A	WATERFRONT WARD 3 PRECINCT 1	* CENTRAL	56
PARCEL C-2 ELDERLY (BHA)	110 DU	\$4,400,000	EXPT	COMMERCIAL STREET/ WARD 3 PRECINCT 2	* CENTRAL	57

1977 OFFICE

REHAB 77 N. WASHINGTON STREET	110,000 SF	\$2,000,000	TAX	NORTH END WARD 3 PRECINCT 4	* CENTRAL	60
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1977 RETAIL

REHAB WATERFRONT (SCATTERED SITES)	50,000 SF	\$2,500,000	TAX	WATERFRONT WARD 3 PRECINCT 1	* CENTRAL	64
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1977 RESIDENTIAL

C-2-B ELDERLY (AUSONIA HOUSE ASSOC.)	151 DU	\$5,800,000	121A	RICHMOND & COMMERCIAL STREETS/ WARD 3 PRECINCT 1	* CENTRAL	72
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1978 RETAIL

REHAB THOMPSON SQUARE	10,000 SF	\$500,000	TAX	WARD 2 PRECINCT 1	* CHARLESTOWN	78
M2 WOODBURY BUILDING	4,000 SF	\$200,000	121A	WARD PRECINCT	/ EAST BOSTON	79
CHARLESTOWN SHOPPING MALL	80,000 SF	\$4,000,000	TAX	WARD PRECINCT	* CHARLESTOWN	82
BORDER STREET (TELLO'S)	6,000 SF	\$300,000	TAX	WARD 1 PRECINCT 6	/ EAST BOSTON	83



## 1978 EDUCATIONAL

BUNKER HILL COMM. COLLEGE/LIBRARY & CAFE  
127,000 SF \$6,000,000 EXMPT WARD 2 PRECINCT 1

\* CHARLESTOWN

89

## 1978 CULTURAL &amp; RECREATIONAL

KENNEDY LIBRARY \$12,000,000 EXMPT COLUMBIA POINT  
WARD 13 PRECINCT 3

/ N. DORCHESTER

90

## 1978 INDUSTRIAL

REHAB BRASSNELL/CALDAR/BLDG. 18, 32, 53 (EDIC)  
570,000 SF \$4,000,000 PILOT BHP  
WARD 6 PRECINCT 1  
REHAB ARABAN COFFEE CO. (EDIC)  
45,100 SF \$385,000 TAX 305 SUMMER STREET  
WARD 6 PRECINCT 1

\* SOUTH BOSTON

97

\* SOUTH BOSTON

98

## 1978 RESIDENTIAL

VICTORY GARDENS  
87 DU \$2,402,000 121A WARD PRECINCT  
EAST COAST DEVELOPMENT  
23 DU \$920,000 TAX WATERFRONT  
WARD 5 PRECINCT 1  
M2 WOODBURY BLDG. (WOODBURY CUNARD ASSOC. I)  
41 DU \$1,200,000 121A WARD PRECINCT

/ EAST BOSTON

100

\* CENTRAL

105

/ EAST BOSTON

106

## 1979 OFFICE

REHAB CHADWICK LEADWORKS BUILDING  
55,100 SF \$1,600,000 TAX 184 HIGH STREET  
WARD 5 PRECINCT 6

\* CENTRAL

113

## 1979 EDUCATIONAL

U. MASS GYMNASIUM \$12,000,000 EXMPT COLUMBIA POINT  
WARD 13 PRECINCT 3

/ N. DORCHESTER

123

## 1979 CULTURAL &amp; RECREATIONAL

CONV. MUSEUM HIAFR \$6,600,000 AGREE FORT POINT CHANNEL  
WARD 5 PRECINCT 6  
AQUARIUM PARK \$700,000 EXMPT WATERFRONT  
WARD 5 PRECINCT 6

\* SOUTH BOSTON

124

\* CENTRAL

125









## 1981 OFFICE

REHAB HARBOR PLAZA (SHERATON BUILDING)	WATERFRONT	184
335,000 SF \$20,000,000 TAX	WARD 3 PRECINCT 1	
REHAB N.E. TELEPHONE BUILDING	470 ATLANTIC AVENUE/WATERFRONT	
217,000 SF \$10,000,000 TAX	WARD 3 PRECINCT 6	188
REHAB 268 SUMMER STREET (SAFID)	245 STATE STREET/WATERFRONT	
67,000 SF \$3,000,000 TAX	WARD 3 PRECINCT 6	190
	FORT POINT CHANNEL	
	WARD 6 PRECINCT 1	197
M2 REHAB 195 STATE STREET		
24,000 SF \$1,900,000 TAX	WARD 3 PRECINCT 6	198
REHAB 530 ATLANTIC AVENUE (RUSSIA PHAPF)	FORT POINT CHANNEL	
94,500 SF \$8,500,000 TAX	WARD 3 PRECINCT 6	201

## 1981 RETAIL

M2 REHAB 195 STATE STREET		
3,500 SF \$275,000 TAX	WARD 3 PRECINCT 6	212

## 1981 TRANSPORTATION &amp; PARKING

M1 CONV. BLDG. 40 CHARLESTOWN NAVY YARD		
362 CARS \$3,000,000 121A	WARD 2 PRECINCT 2	221

## 1981 INDUSTRIAL

REHAB PIER 5 (EDIC)	BHP	
\$2,000,000 PILOT	WARD 6 PRECINCT 1	223
WATER AND FIRE SYSTEMS (EDIC)		
\$185,000 PILOT	BHP	
REHAB TONLE MANUFACTURING (EDIC)	WARD 6 PRECINCT 1	224
350,000 SF \$3,200,000 TAX	144 ADDISON STREET	
	WARD 1 PRECINCT 11	226
BURLINGTON NORTHERN AIR FREIGHT (EDIC)		
15,675 SF \$900,000 TAX	310 MCCLELLAN HIGHWAY	
	WARD 1 PRECINCT 13	227
REHAB ACHE BOOKBINDING (EDIC)		
22,000 SF \$700,000 TAX	100 CAMBRIDGE STREET	
	WARD 2 PRECINCT 7	228
M2 P & L SPORTSWEAR INC. (EDIC)		
60,000 SF \$3,600,000 TAX	440 MCCLELLAN HIGHWAY	
	WARD 1 PRECINCT 14	237
M2 REHAB P & L SPORTSWEAR INC. (EDIC)		
	440 MCCLELLAN HIGHWAY	



25,000 SF	TAX	WARD 1 PRECINCT 14		238
EDGAR D. HILL (EDIC)		375 MCLELLAN HIGHWAY	/ EAST BOSTON	
58,240 SF	TAX	WARD 1 PRECINCT 13		240
REHAB COSTA FRUIT & PRODUCE (EDIC)		414 RUTHERFORD AVE.	* CHARLESTOWN	
73,000 SF	TAX	WARD 2 PRECINCT 7		241
PIER VII CORP. (EDIC)		BMIP	* SOUTH BOSTON	
17,000 SF	PILOT	WARD 6 PRECINCT 1		242
REHAB COLONIAL PAPER CO. (EDIC)		440 RUTHERFORD AVE.	* CHARLESTOWN	
51,000 SF	TAX	WARD 2 PRECINCT 7		245
REHAB SPAULDING CO. (EDIC)		BMIP	* SOUTH BOSTON	
35,800 SF	PILOT	WARD 6 PRECINCT 1		250
REHAB GENERAL SHIP (EDIC)		BMIP	* SOUTH BOSTON	
140,900 SF	PILOT	WARD 6 PRECINCT 1		251
REHAB TURNER CONSTRUCTION (EDIC)		BMIP	* SOUTH BOSTON	
36,100 SF	PILOT	WARD 6 PRECINCT 1		252
1981 RESIDENTIAL				
CONV. 15,29,333 SLEEPER ST. CONVERSION		FORT POINT CHANNEL	* SOUTH BOSTON	
88 DU	TAX	WARD 6 PRECINCT 1		261
M1 CONV. CONSTITUTION QUARTERS (BLDG #42)		CHARLESTOWN NAVY YARD	* CHARLESTOWN	
367 DU	\$24,000,000 121A	WARD 2 PRECINCT 2		271
1982 OFFICE				
REHAB 286 CONGRESS STREET (RUSSIA MHARF)		FORT POINT CHANNEL	* CENTRAL	
150,000 SF	TAX	WARD 3 PRECINCT 6		275
REHAB 270 CONGRESS STREET (RUSSIA MHARF)		FORT POINT CHANNEL	* CENTRAL	
65,100 SF	TAX	WARD 3 PRECINCT 6		276
REHAB ROSEBUD BUILDING (LEWIS MHARF)		WATERFRONT	* CENTRAL	
16,800 SF	TAX	WARD 3 PRECINCT 1		286
1982 RETAIL				
M2 LONG MHARF HOTEL		WATERFRONT	* CENTRAL	
10,000 SF	121A	WARD 3 PRECINCT 1		296
1982 CULTURAL & RECREATIONAL				
M2 SHIPYARD QUARTERS MARINA PHASE I		CHARLESTOWN NAVY YARD	* CHARLESTOWN	
148 SLIPS	\$1,800,000 121A	WARD 2 PRECINCT 2		313



## 1982 INDUSTRIAL

REHAB FARGO BLDG./BARNES COMPLEX (U.S.ARMY)	SUMMER STREET	* SOUTH BOSTON	318
422,500 SF \$16,900,000 EXMPT	HARD PRECINCT		
MCDONALD STEEL (EDIC)	BHP	* SOUTH BOSTON	321
11,000 SF \$315,000 PILOT	HARD 6 PRECINCT 1		
TURNER FISHERIES INC. (EDIC)	COMMONWEALTH FLATS	* SOUTH BOSTON	324
15,000 SF \$1,128,000 TAX	HARD 6 PRECINCT 1		
REHAB GENERAL ELECTRIC (EDIC)	BHP	* SOUTH BOSTON	328
40,000 SF \$150,000 PILOT	HARD 6 PRECINCT 1		
REHAB J.J. DALY - BLDG. 18 (EDIC)	BHP	* SOUTH BOSTON	331
86,000 SF \$575,000 PILOT	HARD 6 PRECINCT 1		

## 1982 HOTEL

M2 MARROIT LONG NHARF	MATERFRONT	* CENTRAL	334
395 ROOMS \$40,000,000 121A	HARD 3 PRECINCT 6		

## 1983 OFFICE

M2 CONV. FISH PIER OFFICES (HASSPORT)	HARD 6 PRECINCT 1	* SOUTH BOSTON	355
80,000 SF \$4,600,000 TAX			
REHAB "GSA APPRAISERS STORE"/COAST GUARD	NORTHERN & ATLANTIC AVENUES/MATERFRONT	* CENTRAL	354
105,000 SF \$5,500,000 EXMPT	HARD 3 PRECINCT 6		
M2 CONV. ATLANTIC BUILDING	390-400 ATLANTIC AVENUE	* CENTRAL	355
100,000 SF \$6,000,000 TAX	HARD 3 PRECINCT 6		

## 1983 RETAIL

M2 CONV. ATLANTIC BUILDING	390-400 ATLANTIC AVE.	* CENTRAL	379
17,000 SF \$800,000 TAX	HARD 3 PRECINCT 6		

## 1983 MEDICAL

NORTH END COMM. HEALTH CENTER NURSING	FULTON & RICHMOND STREETS/NORTH END	* CENTRAL	403
69,000 SF \$6,600,000 EXMPT	HARD 3 PRECINCT 1		
CONV. MEDICAL BUILDING	THOMPSON SQUARE	* CHARLESTON	406
17,000 SF \$150,000 TAX	HARD 2 PRECINCT 1		

## 1983 CULTURAL &amp; RECREATIONAL



M4	SHIPYARD PARK PHASE 2 (PIER & MARINA) 20 BOATS \$479,000 EXMPT	CHARLESTON NAVY YARD MARO 2 PRECINCT 2	* CHARLESTON	411
M4	SHIPYARD PARK PHASE 1 4 +ACRES \$2,366,000 EXMPT	CHARLESTON NAVY YARD MARO 2 PRECINCT 2	* CHARLESTON	412
1983	TRANSPORTATION & PARKING			
	BUILDING 30 SITE(EDIC) 200 CARS \$500,000 PILOT	BHP MARO 6 PRECINCT 1	* SOUTH BOSTON	417
	GENERAL AVIATION FACILITY(MASSPORT) 20,000 SF \$4,000,000 PILOT	LOGAN AIRPORT MARO 1 PRECINCT 1	/ EAST BOSTON	420
M2	AIR CARGO FACILITY, PARTIAL(MASSPORT) 220,000 SF \$35,000,000 PILOT	LOGAN AIRPORT MARO 1 PRECINCT 1	/ EAST BOSTON	421
	NORTHWEST AIRLINES (NASPORT) 68,000 SF \$4,500,000 PILOT	BIRD ISLAND FLATS/LOGAN AIRPORT MARO 1 PRECINCT 1	/ EAST BOSTON	422
1983	INDUSTRIAL			
M2	REHAB FISH PIER (MASSPORT) 143,000 SF \$8,500,000 TAX	MARO 6 PRECINCT 1	* SOUTH BOSTON	423
	PURULATOR/COURIER (EDIC) 36,000 SF \$4,700,000 PILOT	BHP MARO 6 PRECINCT 1	* SOUTH BOSTON	424
	REHAB AU BON PAIN (EDIC) 12,000 SF \$1,100,000 PILOT	BHP MARO 6 PRECINCT 1	* SOUTH BOSTON	428
	REHAB PANDICK PRESS INC. (EDIC) 60,000 SF \$2,157,000 TAX	647 SUMMIT STREET MARO 6 PRECINCT 4	* SOUTH BOSTON	432
	ININ'L ICE CREAM/MOBILES CORP. (EDIC) 10,500 SF \$1,100,000 TAX	492 RUTHERFORD AVENUE MARO 2 PRECINCT 7	* CHARLESTON	433
1983	EXHIBITION & CONVENTION			
	CONV. BAYSIDE EXPOSITION CENTER 205,000 SF \$14,200,000 TAX	COLUMBIA POINT MARO 13 PRECINCT 3	/ N. DORCHESTER	442
1983	RESIDENTIAL			
	CONV. SLEEPER STREET & CONGRESS 88 DU \$4,800,000 TAX	FORT POINT CHANNEL MARO 6 PRECINCT 1	* SOUTH BOSTON	451
	ORIENT HEIGHTS TOWNHOUSES 10 DU \$600,000 TAX	38-58 LEYDEN STREET MARO 1 PRECINCT 13	/ EAST BOSTON	462
	FIRST CONDO CORP. 36 DU \$1,500,000 TAX	LEVERETT AVE./ORIENT HEIGHTS MARO 1 PRECINCT 12	/ EAST BOSTON	463





## 1984 OFFICE

M3	1 FINANCIAL CENTER 1,050,000 SF \$110,000,000 TAX	DEWEY SQUARE/SOUTH STATION WARD 3 PRECINCT 6	* CENTRAL	467
	303 CONGRESS STREET 68,000 SF \$8,000,000 TAX	FORT POINT CHANNEL WARD 3 PRECINCT 6	* CENTRAL	472
	CHARLESTON COOPERATIVE BANK 20,000 SF \$550,000 TAX	THOMPSON SQUARE WARD 2 PRECINCT 1	* CHARLESTON	481
	REHAB 347-351 CONGRESS STREET 90,000 SF \$2,000,000 TAX	FORT POINT CHANNEL WARD 6 PRECINCT 1	* SOUTH BOSTON	484

## 1984 RETAIL

M3	1 FINANCIAL CENTER/RETAIL/THEATERS/RESTS. 20,000 SF \$2,000,000 TAX	DEWEY SQUARE/SOUTH STATION WARD 3 PRECINCT 6	* CENTRAL	496
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## 1984 CULTURAL &amp; RECREATIONAL

CONV. ARTISTS COOPERATIVE 33 STUDIO	\$600,000 TAX	249-259 A ST./FORT POINT CHANNEL WARD 6 PRECINCT 1	* SOUTH BOSTON	528
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## 1984 TRANSPORTATION &amp; PARKING

M3	DEWEY SQUARE 260 SQUARE	ATLANTIC/SUMNER/ESSEX WARD 3 PRECINCT 8	* CENTRAL	529
REHAB LOGAN TERMINAL C	\$18,000,000 PILOT	LOGAN AIRPORT WARD 1 PRECINCT 1	/ EAST BOSTON	533

## 1984 INDUSTRIAL

M2	H. P. HOOD, INC. (EDIC) 100,000 SF \$13,700,000 PILOT	500 RUTHERFORD AVENUE WARD 2 PRECINCT 7	* CHARLESTON	535
M2	REHAB H. P. HOOD, INC. (EDIC) 562,000 SF	500 RUTHERFORD AVENUE WARD 2 PRECINCT 7	* CHARLESTON	536
M4	MASS. TECHNOLOGY CENTER(MASSPORT) 190,000 SF \$12,000,000 PILOT	BIRD ISLAND FLATS (PHASE 1) WARD 1 PRECINCT 1	/ EAST BOSTON	537
REHAB PTER 6 (EDIC)	\$2,500,000 PILOT	BMIP WARD 6 PRECINCT 1	* SOUTH BOSTON	538

## 1984 HOTEL



REHAB HOTEL ESSEX 200 ROOMS	\$6,000,000	TAX	ATLANTIC AVE. & ESSEX ST./SOUTH STATION HARD 3 PRECINCT 8	* CENTRAL	544
1984	EXHIBITION & CONVENTION				
REHAB BOSCONI(MASSPORT)	1,100,000 SF	\$125,000,000	TAX	COMMONWEALTH PIER HARD 6 PRECINCT 1	* SOUTH BOSTON 545
1984	RESIDENTIAL				
CONV. PHILIP H. SHERIDAN SCHOOL 24 DU	\$1,400,000	TAX	1 PRESCOTT STREET HARD 1 PRECINCT 9	* EAST BOSTON	552
CONV. OLD CHARLESTOWN HIGH SCHOOL 45 DU	\$3,900,000	TAX	30 MONUMENT SQUARE HARD 2 PRECINCT 3	* CHARLESTOWN	553
CONV. JOHN LOTHROP MOTLEY SCHOOL 24 DU	\$1,320,000	TAX	141 SAVIN HILL AVENUE HARD 13 PRECINCT 10	/ N. DORCHESTER	558
H2 SHIPWAY QUARTERS PHASE 1 21 DU	\$3,300,000	121A	CHARLESTOWN NAVY YARD HARD 2 PRECINCT 2	* CHARLESTOWN	578
1985	OFFICE				
STATE ARCHIVES AND RECORDS CENTER 100,000 SF	\$16,000,000	EXHPT	COLUMBIA POINT HARD 13 PRECINCT 3	/ N. DORCHESTER	579
H4 MARKETPLACE CENTER 275,000 SF	\$30,000,000	MIXED	200 STATE STREET HARD 3 PRECINCT 6	* CENTRAL	580
H2 CONSTITUTION PLAZA(MASSPORT)	160,000 SF	\$15,000,000	PILOT	* CHARLESTOWN	581
BAYSIDE EXPOSITION OFFICE EXPANSION 150,000 SF	\$15,000,000	TAX	HOOSAC PIER HARD 2 PRECINCT 1	/ N. DORCHESTER	583
H2 CONV. CHARLESTOWN NAVY YARD BLDG. #36 43,601 SF	\$2,315,000	LEASE	COLUMBIA POINT HARD 13 PRECINCT 3	* CHARLESTOWN	586
1985	RETAIL				
H4 MARKETPLACE CENTER 64,000 SF	\$10,000,000	MIXED	CHARLESTOWN NAVY YARD HARD 2 PRECINCT 2	* CENTRAL	587
H2 CONSTITUTION PLAZA RESTAURANT(MASSPORT)	10,000 SF	\$1,000,000	PILOT	* CHARLESTOWN	589
H2 CONV. CHARLESTOWN NAVY YARD BUILDING 36 18,752 SF	\$995,000	LEASE	HOOSAC PIER HARD 2 PRECINCT 1	* CHARLESTOWN	592
CONV. BUILDING 120 RESTAURANT			CHARLESTOWN NAVY YARD HARD 2 PRECINCT 2	* CHARLESTOWN	



25,686 SF	\$1,000,000	MARD	PRECINCT	593
1985	CULTURAL & RECREATIONAL			
H4	MUSEUM OF BOSTON AT MARKETPLACE CENTER 30,000 SF \$8,000,000 MIXED	200 STATE STREET MARD 3 PRECINCT 6	* CENTRAL	600
H2 CONV.	NORTH END MUSEUM LINCOLN WHARF 6,500 SF \$500,000 TAX	BATTERY AND COMMERCIAL STREETS MARD 3 PRECINCT 2	* CENTRAL	602
H2	SHIPYARD QUARTERS MARINA PHASE II 400 SLIPS \$4,800,000 121A	CHARLESTOWN NAVY YARD MARD 2 PRECINCT 2	* CHARLESTOWN	603
	LONG WHARF PARK PHASE I (BRA-HBTA) \$2,400,000 EXMPT	WATERFRONT MARD 3 PRECINCT 1	* CENTRAL	604
1985	TRANSPORTATION & PARKING			
	TRANSPORTATION CENTER (HBTA) EXMPT	SOUTH STATION MARD 3 PRECINCT 8	/ CENTRAL	607
H4	MARKETPLACE CENTER 123 CARS \$1,250,000 MIXED	200 STATE STREET MARD 3 PRECINCT 6	* CENTRAL	610
H3 CONV.	BOSTON FILTER SITE PARKING (PERLIN) 92 CARS \$1,000,000 TAX	MAIN & DEVENS STREETS MARD 2 PRECINCT 1	* CHARLESTOWN	613
1985	INDUSTRIAL			
H2 CONV.	BLDG. 114 BOSTON ARMY BASE PHASE 2 (EDIC) 875,000 SF \$20,000,000 PILOT	666 SUMMER ST./BHIP MARD 6 PRECINCT 1	* SOUTH BOSTON	614
H4	TRADEHART & MFG. CENTER (HASSPORT) 800,000 SF \$48,000,000 PILOT	BIRD ISLAND FLATS, PHASE 3 MARD 1 PRECINCT 1	/ EAST BOSTON	617
1985	RESIDENTIAL			
H2	SUTHPAY QUARTERS PHASE 2 27 DU \$3,200,000 121A	CHARLESTOWN NAVY YARD MARD 2 PRECINCT 2	* CHARLESTOWN	626
H2 CONV.	LINCOLN WHARF CONDOS (SAN MARCO) 191 DU \$9,000,000 TAX	357-371 COMMERCIAL STREET MARD 3 PRECINCT 1	* CENTRAL	631
CONV.	CHAPMAN SCHOOL (UDAG) 25 DU \$1,300,000 TAX	61 EUTAW STREET MARD 1 PRECINCT 7	/ EAST BOSTON	637
H2	CITY SQUARE ELDERLY ST. MARYS GRAMMAR SCH 89 DU \$3,500,000 TAX	WARREN, WINTHROP, & PARK STREETS MARD 2 PRECINCT 3	* CHARLESTOWN	639
H2 CONV.	CITY SQUARE ELDERLY ST. MARYS GRAMMAR SCH 51 DU \$1,100,000 TAX	WARREN, WINTHROP, & PARK STREETS MARD 2 PRECINCT 3	* CHARLESTOWN	640



CONV.	MOTLEY SCHOOL CONDOS.	141 SAVIN HILL AVENUE	/ N. DORCHESTER	643
M3	BOSTON FILTER SITE CONDOMINIUMS(PERINI)	HARD 13 PRECINCT 10	* CHARLESTOWN	648
M3	BOSTON FILTER SITE CONDOMINIUMS(PERINI)	HARD 2 PRECINCT 1	* CHARLESTOWN	649
NUP II	EAST BOSTON LEWIS STREET	MAVERICK SQUARE	/ EAST BOSTON	650
M4	BIRD ISLAND FLATS-PHASE 2(MASSPORT)	BIRD ISLAND FLATS	/ EAST BOSTON	655
M2	CONV. BUILDING #149	HARD 1 PRECINCT 1	* CHARLESTOWN	659
M2	CONV. BUILDING 33	CHARLESTOWN NAVY YARD	* CHARLESTOWN	662
M2	CONV. BUILDING 34	CHARLESTOWN NAVY YARD	* CHARLESTOWN	663
M4	CONV. IND. QUARTERS RESURANT (BLDG. #197)	CHARLESTOWN NAVY YARD	* CHARLESTOWN	670
M2	CONV. BUILDING # 149	HARD 2 PRECINCT 2	* CHARLESTOWN	673
M2	CONV. BUILDING 33	CHARLESTOWN NAVY YARD	* CHARLESTOWN	674
M2	CONV. BUILDING 34	CHARLESTOWN NAVY YARD	* CHARLESTOWN	675
M4	SHIPYARD PARK PHASE 3(DRYDOCK PROMINADE)	CHARLESTOWN NAVY YARD	* CHARLESTOWN	679
M4	SHIPYARD PARK PHASE 3(DRYDOCK PROMINADE)	HARD 2 PRECINCT 2		
M4	BIRD ISLAND FLATS-PHASE 2(MASSPORT)	BIRD ISLAND FLATS	/ EAST BOSTON	680
M2	AIR CARGO FACILITY COMPLETION	LOGAN AIRPORT	/ EAST BOSTON	681





CONV. BLDG. #199 1,200 CARS	\$10,000,000	MIXED	CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	687
M4 CONV. INDEPENDENCE QUARTERS (BLDG. #197) 134 CARS	\$1,700,000		CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	690
M3 TONTINE CRESCENT PARKING 80 CARS	\$1,000,000	TAX	HAIN, LEE, HINTHROP, & WARREN STREETS WARD 2 PRECINCT 1	* CHARLESTOWN	691
1986 RESIDENTIAL					
CONV. INTREPID QUARTERS (ELDERLY) (BLDG. #104) 50 DU	\$3,000,000	121A	CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	700
CONV. WARREN QUARTERS (ELDERLY) (BLDG. #103) 112 DU	\$7,000,000	121A	CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	706
M4 CONV. INDEPENDENCE QUARTERS (BLDG. #197) 141 DU	\$15,000,000	121A	CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	707
M4 INDEPENDENCE QUARTERS TOWNHOUSES 13 DU	\$2,000,000	121A	CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	708
M3 REHAB TONTINE CRESCENT RENTAL APTS. 15 DU	\$1,000,000	TAX	HAIN, LEE, HINTHROP, & WARREN STREETS WARD 2 PRECINCT 1	* CHARLESTOWN	709
M3 TONTINE CRESCENT CONDOMINIUMS 52 DU	\$5,000,000	TAX	HAIN, LEE, HINTHROP, & WARREN STREETS WARD 2 PRECINCT 1	* CHARLESTOWN	710
1987 OFFICE					
M8 RONES/FOSTERS WHARVES 247,000 SF	\$30,000,000	MIXED	WATERFRONT WARD 3 PRECINCT 6	* CENTRAL	711
M3 INTERNATIONAL PLACE PHASE 1 820,000 SF	\$100,000,000	TAX	FORT HILL SQUARE/FINANCIAL DISTRICT WARD 3 PRECINCT 6	* CENTRAL	712
M2 CONV. BUILDING 39 41,770 SF	\$2,510,000	LEASE	CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	716
M2 CONV. BUILDING 38 17,000 SF	\$1,020,000	LEASE	CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	717
1987 RETAIL					
M8 RONES/FOSTERS WHARVES 17,000 SF	\$2,000,000	MIXED	WATERFRONT WARD 3 PRECINCT 6	* CENTRAL	718
M3 INTERNATIONAL PLACE PHASE 1 100,000 SF	\$12,000,000	TAX	FORT HILL SQUARE/FINANCIAL DISTRICT WARD 3 PRECINCT 6	* CENTRAL	719
M2 CONV. BUILDING 39 20,880 SF	\$1,250,000	LEASE	CHARLESTOWN NAVY YARD WARD 2 PRECINCT 2	* CHARLESTOWN	724



H2 CONV. BUILDING 38	8,500 SF	\$510,000	LEASE	CHARLESTON NAVY YARD	WARD 2 PRECINCT 2	WARD 2 PRECINCT 2	* CHARLESTON	725
CULTURAL & RECREATIONAL								
H8	WATERFRONT WALKWAY	2 ACRES	\$4,000,000	MIXED	ROHES/FOSTERS MHARVES	WARD 3 PRECINCT 6	* CENTRAL	729
H8	ROHES/FOSTERS MHARVES HEALTH CLUB	10,000 SF	\$1,000,000	MIXED	WATERFRONT	WARD 3 PRECINCT 6	* CENTRAL	730
H4	SHIPYARD PARK PHASE 4 (PIER 3 BULKHEAD)	275 LN.FT.	\$750,000	EXHPT	CHARLESTON NAVY YARD	WARD 2 PRECINCT 2	* CHARLESTON	731
TRANSPORTATION & PARKING								
H8	BOAT TERMINAL	8,000 S.F.	\$1,600,000	MIXED	ROHES/FOSTERS MHARVES	WARD 3 PRECINCT 6	* CENTRAL	732
H8	ROHES/FOSTERS MHARVES	475 CARS	\$6,650,000	MIXED	WATERFRONT	WARD 3 PRECINCT 6	* CENTRAL	733
N3	INTERNATIONAL PLACE PHASE 1	800 CARS	\$9,000,000	TAX	FORT HILL SQUARE/FINANCIAL DISTRICT	WARD 3 PRECINCT 6	* CENTRAL	734
HOTEL								
H8	ROHES/FOSTERS MHARVES	160 ROOMS	\$17,000,000	MIXED	WATERFRONT	WARD 3 PRECINCT 6	* CENTRAL	737
RESIDENTIAL								
H8	ROHES/FOSTERS MHARVES	150 DU	\$30,000,000	MIXED	WATERFRONT	WARD 3 PRECINCT 6	* CENTRAL	738

\* COMPILED BY B.R.A. RESEARCH

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1988*	H 5	SOUTH STATION AIR RIGHTS	SOUTH STATION	
*CENTRAL		1000	1	
	OFFICE			
	1	2	480,000 S.F.	\$48,000,000
	RETAIL			
	2	3	42,000 S.F.	\$4,200,000
	TRANSPORTATION			
	3	4	1,700 CARS	\$17,000,000
	INDUSTRIAL			
	4	5	180,000 S.F.	\$13,800,000
	HOTEL			
	5	6	600 ROOMS	\$54,000,000



EXHIBITION 1	8	375,000	S.F.	\$70,000,000
REHAB EXHIBITION 2	9	326,500	S.F.	\$30,000,000
1988+ *CHARLESTON	M 4 CHARLESTON NAVY YARD 1002 10	CHARLESTON NAVY YARD		
121A	HOTEL 1	500	ROOMS	
121A	RESIDENTIAL 2	400	D.U.	
121A	RESIDENTIAL 3	60	D.U.	
121A	RESIDENTIAL 4	70	D.U.	
1988+ *SOUTH BOSTON	M 6 FORT POINT CHANNEL (ATHANAS) 1003 15	NORTHERN AVENUE/SOUTH BOSTON		\$400,000,000
1	HOTEL 1	1,000	ROOMS	
2	RESIDENTIAL 2	1,000	D.U.	
3	OFFICE 3	300,000	S.F.	
4	TRANSPORTATION 4	1,000	CARS	
5	RETAIL 5	100,000	S.F.	
6	CULTURAL-REC. 6	S.F.		
1988+ *SOUTH BOSTON	M 1 FORT POINT CHANNEL (CABOT, CABOT & FORBES) 1004 22	NORTHERN AVE		
1	OFFICE 1	23	ACRES	
1988+ *SOUTH BOSTON	M 2 FORT POINT CHANNEL (BOSTON WHARF CO./ROSE) 1005 24	NORTHERN AVE		
1	OFFICE 1	33	ACRES	
2	RESIDENTIAL 2	D.U.		
1988+ *CENTRAL	M 5 NORTH STATION AREA PHASE 1 1006 27	NORTH STATION		\$280,000,000
1	TRANSPORTATION 1	1,500	CARS	
2	CULTURAL-REC. 2	18,500	SEATS	
3	OFFICE 3	400,000	S.F.	





3	HOTEL	30	250 ROOMS
4	RETAIL	31	125,000 S.F.
5		32	
1988+ *CENTRAL	M 5 NORTH STATION AREA PHASE 2	NORTH STATION	\$200,000,000
	1007	33	
	RETAIL		90,000 S.F.
	1 HOTEL	34	400 ROOMS
	2 RESIDENTIAL	35	1,100 D.U.
	3 CULTURAL-REC.	36	115,000 S.F.
	4 TRANSPORTATION	37	2,200 CARS
	5	38	
1988+ *CENTRAL	M 8 PARCEL 31 BAY CITY CENTER COMPLEX	DOWNTOWN	
	1008	39	
	RESIDENTIAL		200 D.U.
	1 TRANSPORTATION	40	CARS
	2 OFFICE	41	500,000 S.F.
	3 RETAIL	42	40,000 S.F.
	4 INDUSTRIAL	43	20,000 S.F.
	5 TRANSPORTATION	44	200 CARS
	6 REHAB RESIDENTIAL	45	D.U.
	7 REHAB RETAIL	46	S.F.
	8	47	
1988+ *CENTRAL	M 2 PARCEL 32	TREHONT/MASON/AVERY STREETS	
	1009	48	
	RESIDENTIAL		D.U.
	1 RETAIL	49	S.F.
	2	50	
1988+ *CENTRAL	M 3 KEITH BLOCK	WASHINGTON/NEST/AVERY STREETS	
	1010	51	
	REHAB OFFICE		S.F.
	1 REHAB RETAIL	52	S.F.
	2 REHAB CULTURAL-REC.	53	S.F.







TRANSPORTATION	77	WASHINGTON STREET	CARS
4			
REHAB RESIDENTIAL	78		D.U.
5			
REHAB RETAIL	79		S.F.
6			
1988* M 2 WASHINGTON STREET SOUTH			
*CENTRAL	80	WASHINGTON STREET	
REHAB RETAIL		CHINATOWN RETAIL EXPANSION/DEPT STORE	S.F.
1	81		
REHAB CULTURAL-REC.		ORIENTAL FESTIVAL MARKETPLACE	S.F.
2	82		
1988* M 4 PARCEL 30			
*CENTRAL	1017	83	
RESIDENTIAL			200 D.U.
1	84		
OFFICE			350,000 S.F.
2	85		
RETAIL			S.F.
3	86		
TRANSPORTATION			200 CARS
4	87		
1988* M 2 COLUMBIA POINT			
/N. DORCHESTER	1018	88	
RESIDENTIAL			980
1	89		980 D.U.
REHAB RESIDENTIAL			1420
2	90		1420 D.U.
1988* M 4 EAST BOSTON PIERS (BRA/MASSPORT)			
/EAST BOSTON	1019	91	
OFFICE			S.F.
1	92		
RESIDENTIAL			D.U.
2	93		
INDUSTRIAL			S.F.
3	94		
RETAIL			S.F.
4	95		
1988* M 2 BOSCON			
*SOUTH BOSTON	1020	96	
HOTEL			200 ROOMS
1	97		
RETAIL			30,000 S.F.
2	98		

\$140,000,000



1988+ *SOUTH BOSTON	M 1 MASSPORT CONTAINERPORT 1021	99	SHIP		
	TRANSPORTATION				
PILOT	1	100	48 ACRES		\$80,000,000
1988+ /SOUTH END	M 3 SOUTH END TECHNOLOGY SQUARE(SETSA INC) 1022	101	624-74 ALBANY ST		
	HOTEL				
TAXABLE	1	102	250 ROOMS		\$25,000,000
	TRANSPORTATION				
TAXABLE	2	103	450 CARS		\$4,000,000
	OFFICE				
TAXABLE	3	104	19,000 S.F.		\$2,000,000
1988+ *CENTRAL	M 3 PARCEL 7 1023	105	GOVERNMENT CENTER		
	OFFICE				
	1	106	100,000 S.F.		\$10,000,000
	RETAIL				
	2	107	20,000 S.F.		\$2,000,000
	HOTEL				
	3	108	400 ROOMS		\$40,000,000
1988+ /EAST BOSTON	M 1 BIRD ISLAND FLATS PHASE 3(MASSPORT) 1024	109	LOGAN AIRPORT		
	CONFERENCE CENTER HOTEL				
PILOT	HOTEL	110	270 ROOMS		\$30,000,000

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